



Chartered Surveyors & Letting Agents



## **41, Firs Avenue, Uppingham, LE15 9RE**

### **£1,250 PCM**

Contemporary, middle-terrace, three-storey townhouse in good order offering flexible accommodation which briefly comprises:

**GROUND FLOOR:** Entrance Hall, Utility, Bedroom 3 (sgl) and Bedroom 4 sharing Jack-and-Jill Shower Room;

**FIRST FLOOR:** Sitting/Dining Room, Kitchen/Diner;

**SECOND FLOOR:** Bedroom 1 (dbl) with en-suite Bathroom, Bedroom 2 (dbl) with en-suite Shower Room.

**OUTSIDE:** integral Single Garage with driveway providing off-road parking for 2 cars, enclosed ;rea garden.

Council Tax Band: D (Rutland)

Deposit: £1442.30

#### **Oakham**

5 Market Street  
Oakham  
Rutland LE15 6DY  
Tel: 01572 755555  
Letting Centre: 01572 755513  
[oakham@murray.co.uk](mailto:oakham@murray.co.uk)

#### **Stamford**

Sales Enquiries  
01780 766604  
Lettings Enquiries  
01572 755513

[stamford@murray.co.uk](mailto:stamford@murray.co.uk)

#### **Uppingham**

18 High Street East  
Uppingham  
Rutland LE15 9PZ  
Tel: 01572 822587

Letting Centre: 01572 822587  
[uppingham@murray.co.uk](mailto:uppingham@murray.co.uk)

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None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



SERVICES

- Mains electricity
- Mains water supply
- Mains sewerage
- Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast, Ultrafast  
Mobile signal availability:  
Indoor: EE, Three, O2 - limited; Vodafone - none;  
Outdoor: EE, Three, O2, Vodafone - likely.  
Results are predictions and not a guarantee.