



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 rear 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

Stamford

Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513

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Uppingham

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

Letting Centre: 01572 822587
uppingham@murray.co.uk

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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.

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		
(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	87
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		