



Chartered Surveyors & Letting Agents



7, West Road, Oakham, LE15 6LT £995 PCM

Tastefully appointed traditional middle-terrace Victorian house offering well-proportioned character accommodation within walking distance of Oakham town centre and its amenities, as well as the railway station.

Benefiting from gas central heating and full double glazing, the property has been sympathetically brought into the present day by the current owners while retaining much of its period charm. The interior is arranged over two stores and briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room, separate Dining Room, refitted Kitchen, WC; FIRST FLOOR: three Bedrooms, Bathroom.

On-street Parking, Rear Garden.

Council Tax Band: B (Rutland)
Deposit: £1148.07

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

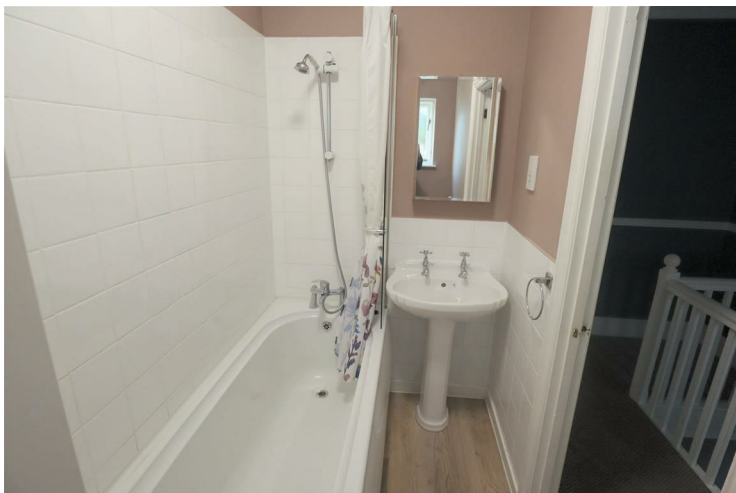
Stamford
Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513

stamford@murray.co.uk

Uppingham
18 High Street East
Uppingham
Rutland LE15 9PZ
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Letting Centre: 01572 822587
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SERVICES

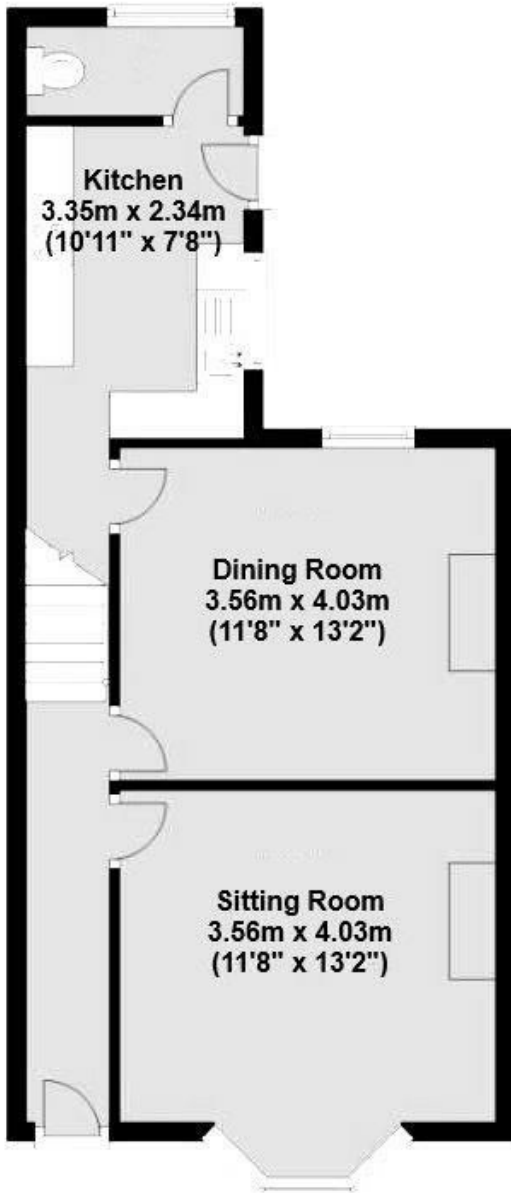
- Mains electricity
- Mains water supply
- Mains sewerage
- Gas central heating

According to <https://checker.ofcom.org.uk/>
 Broadband availability: Standard, Superfast, Ultrafast
 Mobile signal availability:
 EE - good outdoor and in-home
 O2 - good outdoor, variable in-home
 Three - good outdoor
 Vodafone - good outdoor, variable in-home
 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.

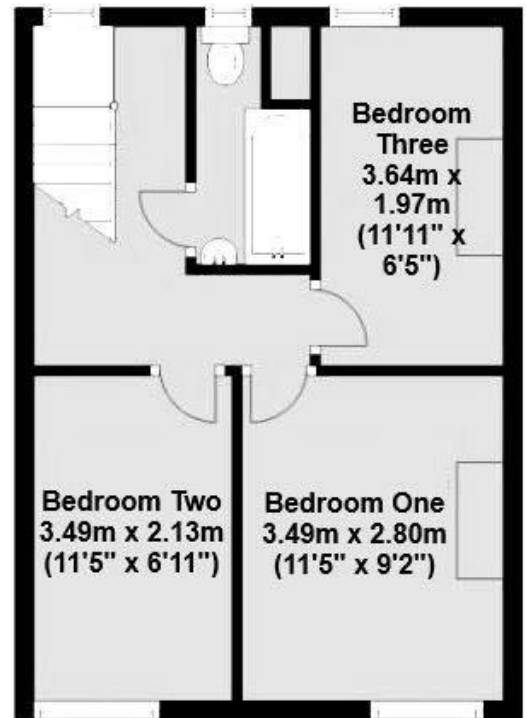
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	64	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



GROUND FLOOR

Not to scale - for identification purposes only



FIRST FLOOR