



Chartered Surveyors & Letting Agents



15, Holbrook Way, Barleythorpe, LE15 7WL

£1,300 PCM

Immaculately presented contemporary house with double car port and south-facing terrace situated on the edge of Oakham.

The energy-efficient and newly redecorated accommodation benefits from high-performance glazing, gas-fired central heating and four solar panels. The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: three Bedrooms (one double and two single), new Shower Room; **FIRST FLOOR:** open-plan Living Room, Dining Area and Kitchen, WC.

OUTSIDE: timber-decked terrace, 2 covered off-road parking spaces to front.

Council Tax Band: C (Rutland)
Deposit: £1500.00

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
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 and Ultrafast
Mobile signal availability:
Indoor: EE and Vodafone - voice and data likely; O2 - voice likely, data limited; Three - voice and data likely
Outdoor: EE, Vodafone, O2 and Three - voice and data 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			
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	