



Chartered Surveyors & Letting Agents



32, Ayston Road, Uppingham, LE15 9RL

£1,700 PCM

Spacious semi-detached house in good order throughout with accommodation briefly comprising:

GROUND FLOOR: Entrance Hall, open-plan Sitting Room/Dining Room, Kitchen/Diner, Family Room; **FIRST FLOOR:** 4 Double Bedrooms, Bathroom.

OUTSIDE: single Garage, lovely Gardens to front and rear.

Pets considered.

Council Tax band: E (Rutland)

Deposit: £_____

Oakham

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

Stamford

Sales Enquiries
01780 766604
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01572 755513

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Uppingham

18 High Street East
Uppingham
Rutland LE15 9PZ
Tel: 01572 822587
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
 Three - good outdoor, variable in-home
 Vodafone - variable outdoor
 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		82			
	63				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		