



Chartered Surveyors & Letting Agents



8, Chiltern Close, Rutland, LE15 6NW

£995 PCM

A well-presented three-bedroom detached home featuring an integral single garage, off-road parking, and a private, established rear garden.

The accommodation on offer benefits from new carpets, gas central heating and full double glazing and briefly comprises:

GROUND FLOOR: Entrance Porch, Lounge/Diner, Kitchen; **FIRST FLOOR:** three Bedrooms, Bathroom.

Council Tax Band: C (Rutland)
Deposit: £1,148.07

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

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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:
EE - good outdoor, variable in-home
O2 - good outdoor and in-home
Three - good outdoor

Vodafone - good outdoor, variable in-home
Results are predictions and not a guarantee.

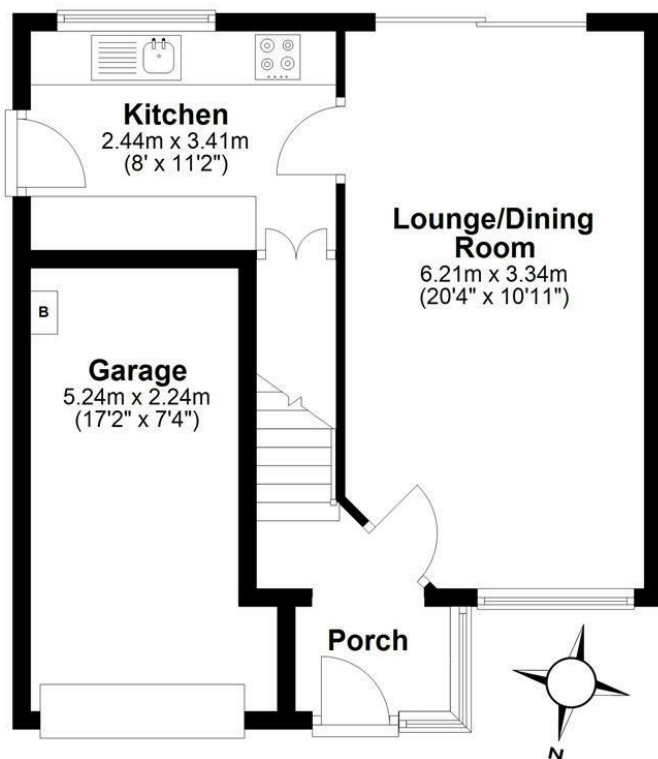
None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

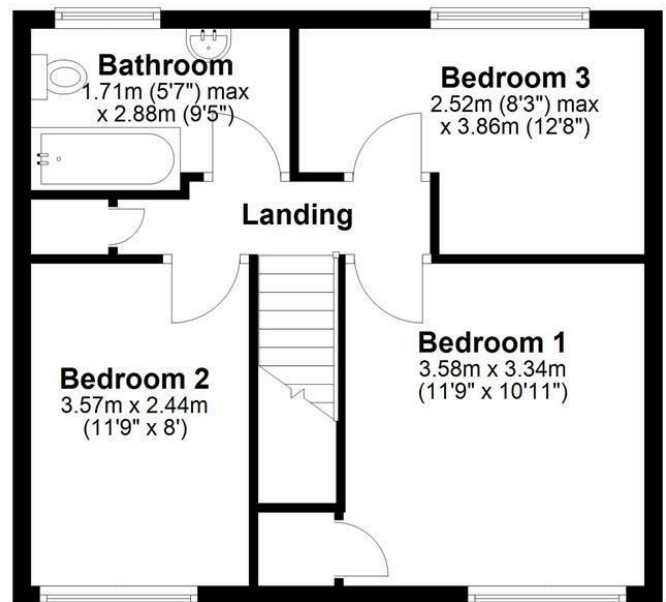
Ground Floor

Main area: approx. 35.5 sq. metres (382.5 sq. feet)
Plus garages, approx. 12.8 sq. metres (138.2 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



Main area: Approx. 77.8 sq. metres (837.0 sq. feet)

Plus garages, approx. 12.8 sq. metres (138.2 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.