



Chartered Surveyors & Letting Agents



55, Welland Way, Oakham, LE15 6SL

£1,325 PCM

Extended semi-detached house in good order, with single garage, off-road parking for four cars and landscaped rear garden situated in an established residential area on the edge of Oakham.

Benefiting from Hive-controlled gas central heating system and full double glazing, the property provides accommodation with a contemporary shaker-style kitchen and refitted cloakroom/WC.

The interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Porch, Entrance Hall, Lounge, Kitchen/Diner, Utility Room, Cloakroom/WC; FIRST FLOOR: four Bedrooms (three doubles and a single), Family Bathroom.

Council Tax Band: C (Rutland)
Deposit £1528.84

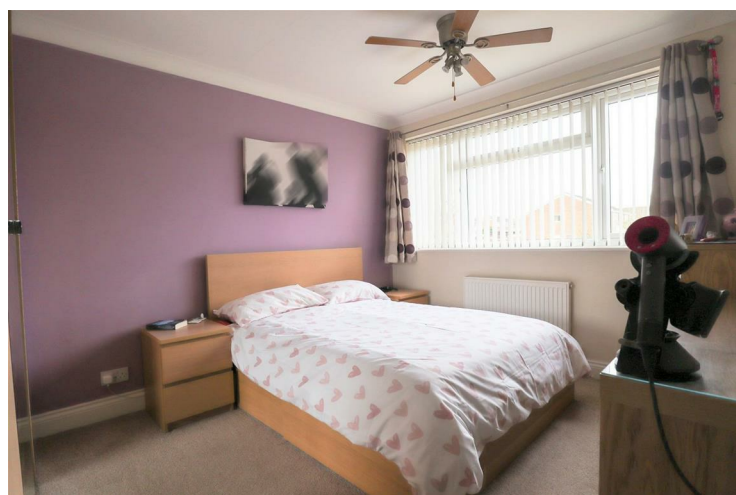
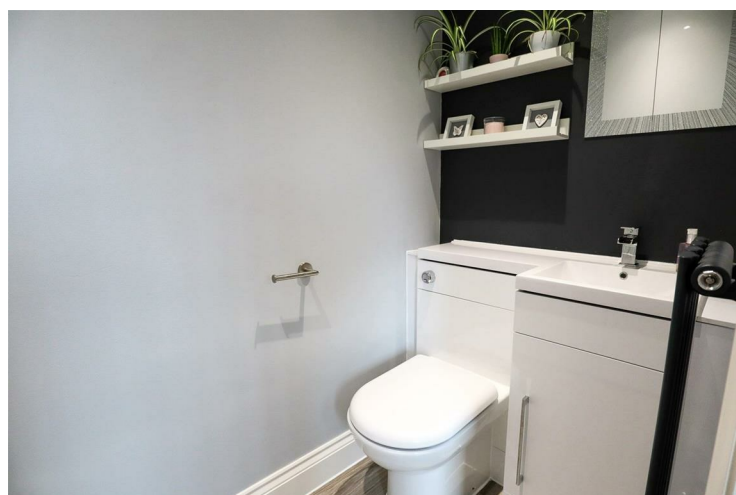
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oakham@murray.co.uk

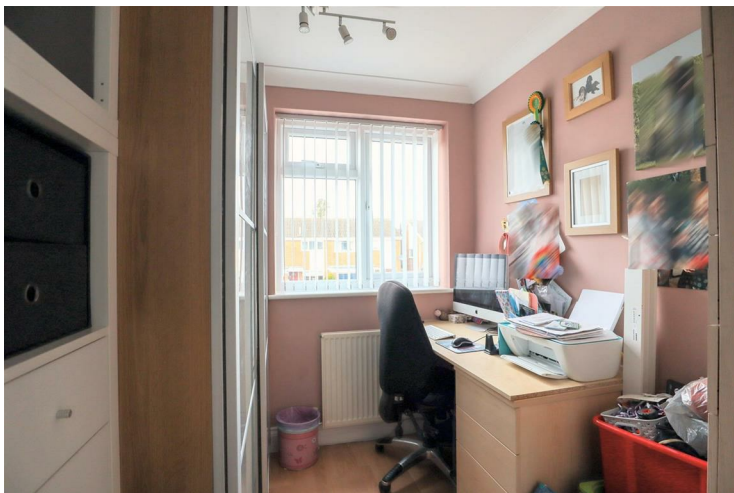
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Vodafone - good outdoor
Results are predictions and not a guarantee.

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		
	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	

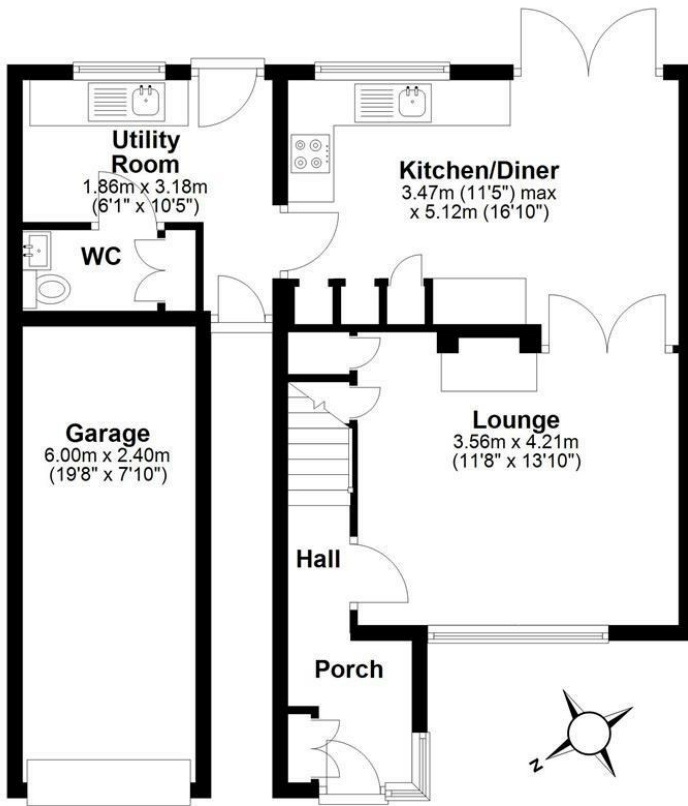
SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

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

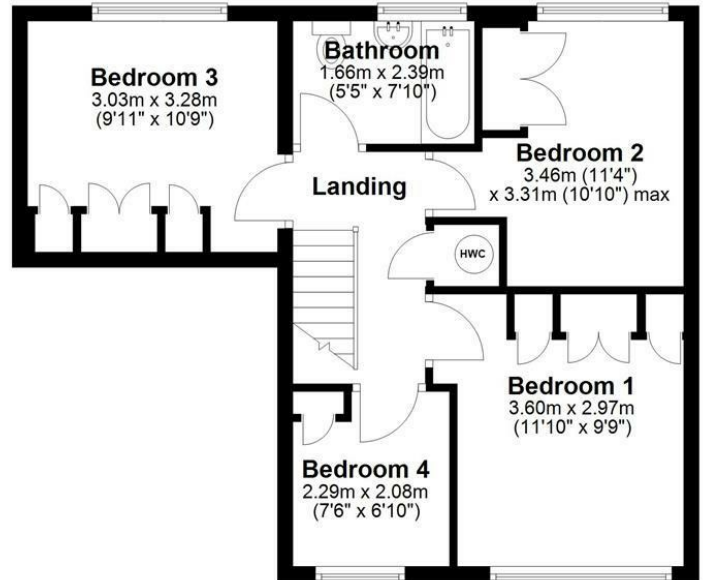
Ground Floor

Main area: approx. 50.0 sq. metres (538.7 sq. feet)
Plus garages, approx. 14.4 sq. metres (155.0 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.8 sq. feet)



Main area: Approx. 97.0 sq. metres (1044.5 sq. feet)
Plus garages, approx. 14.4 sq. metres (155.0 sq. feet)