



134, Stud Road, Barleythorpe, LE15 7GD £925 PCM

Modern middle-terrace house offering two bedroom accommodation in a popular residential area on the edge of Oakham.

The energy efficient accommodation benefits from gas fired central heating system, solar panels and full double glazing and briefly comprises:

GROUND FLOOR: Sitting Room, fully fitted Kitchen/Diner, Utility, Cloakroom/WC; FIRST FLOOR: two Bedrooms, Bathroom.

OUTSIDE: single Garage, a small area of garden with pathway flanked by shrubs to the front and a fully enclosed garden with patio, lawn and pedestrian access to the rear.

Council Tax Band: B (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
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



SERVICES

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

According to <https://checker.ofcom.org.uk/>
 Broadband availability: Standard, Superfast, Ultrafast
 Mobile signal availability:
 EE - good outdoor, variable in-home
 O2 - good outdoor, variable in-home
 Three - good outdoor, variable in-home
 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		85	85
(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	