



38 KINGS ROAD
OAKHAM, LE15 6PD

£650 Per month
Part furnished

LET PRIOR TO MARKETING, PLEASE CONTACT US IF YOU WISH TO BE ADDED TO A MAILING LIST
SIMILAR PROPERTYS NEEDED

A beautiful two bedroom end of terrace property in Oakham. With uPVC windows throughout and gas fired central heating. On street parking and a low maintenance garden, situated close to Oakham town centre. Good public transport links and within walking distance to the train station.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - End Terrace



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with stairs to first floor landing.

LOUNGE

with a radiator, exposed floor boards and an ornamental fire place.

DINING ROOM

Wood burning stove on York stone hearth. A radiator and door to under stairs storage.

KITCHEN

Range of eye and base level units with roll top wood effect laminate work surface. Stainless steel sink, integrated electric hob and oven, wall mounted gas fired combi boiler, tiled splash back and tiled flooring throughout.

UTILITY ROOM

Space and plumbing for a washing machine, roll top laminate wood effect work surfaces, range of eye and base level units and a UPVC door leading outside.

BEDROOM ONE

With a radiator and exposed wooden floor boards, storage closet and ornamental fire insert.

BEDROOM TWO

With a radiator and exposed wooden floor boards.

BATHROOM

Three piece suite, single low flush WC, mixer shower over the bath, tiled splashback, heated towel rail and vinyl flooring.

GARDEN

Low maintenance garden with lawn and patio area and on street parking.



TERMS

RENT:	£650 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£750
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
EPC:	This property has an Energy Performance Efficiency Rating Band . Ref A full copy of the EPC is available upon request or can be downloaded from: http://www.epcregister.com/
REDRESS:	Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: https://www.ukala.org.uk/



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EPC: This property has an Energy Performance Rating. A copy is available upon request.

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 	