



## 23 Bilsdon Close, Rushden, Northamptonshire, NN10 9JN

Nestled in the charming cul-de-sac of Bilsdon Close, Rushden, this delightful semi-detached house offers a perfect blend of modern living and comfort. Recently refurbished, the property boasts three spacious reception rooms, providing ample space for relaxation and entertainment. The three well-appointed bedrooms ensure that there is plenty of room for family or guests, while the contemporary bathroom adds a touch of luxury to daily routines.

The heart of the home is enhanced by gas radiator central heating, ensuring warmth and comfort throughout the colder months. The addition of a conservatory allows for an abundance of natural light, creating a serene space to enjoy the gardens at rear of the property. Double glazing throughout not only enhances energy efficiency but also contributes to a peaceful living environment.

For those with vehicles, the property offers convenient parking for two vehicles, making it an

- 3 bedrooms
- Bathroom
- 2 reception rooms
- Conservatory
- Kitchen
- Garage (narrow - better suited for Motorbikes)
- Gardens and off road parking
- Double glazing and gas radiator central heating
- Unfurnished

**£1,200 PCM Deposit £1,384**

Council Area: North Northants - Council Tax Band: B

Furnishing: Unfurnished

Holding Deposit required: One Week's Rent Value

### Ground Floor

Approx. 53.4 sq. metres (575.3 sq. feet)



### First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



Total area: approx. 87.5 sq. metres (941.9 sq. feet)

Our floorplans are for visual perspective only and are not to scale. They should be relied upon for exact rendition of the interior layout and proportion. Wall thickness, door hangs, converging walls and chimney stacks may not be shown. Plan produced using The Mobile Agent.

**LOCATION, SITE AND FLOOR PLANS AND ANY PHOTOGRAPHS** Are provided for initial visual guidance only and are not to scale and may omit features that would affect your decision. Please ring and discuss any queries you may have.

**MEASUREMENTS** The measurements in these details are given as a guide only and should not be relied upon beyond their means as a general rule of thumb.

**SERVICES** Any proposed tenant must establish before tenancy that TV aerials, satellite dishes, and telephone points work. All tenants are to assume that these services are disconnected and to be reconnected at the tenant's cost.

**PARTICULARS** Charles Orlebar Estate Agents Ltd, for themselves and for the landlords, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

**TELEVISION, PHONE, AND BROADBAND SERVICES** are untested and are not provided by the landlord

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	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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