

# CHARLES ORLEBAR

Estate Agents & Auctioneers



## 12 Pemberton Street, Rushden, Northamptonshire, NN10 9TW

Charles Orlebar presents - a charming terraced house that exudes character and warmth. This older property has been tastefully modernised, offering a perfect blend of traditional charm and contemporary comfort and is available to rent unfurnished from late January 2026.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing with loved ones or entertaining guests. The house boasts two inviting bedrooms, providing ample space for a small family or overnight guests.

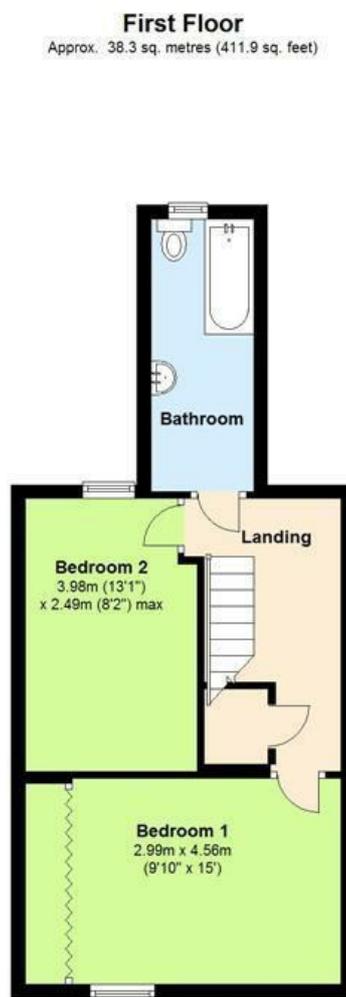
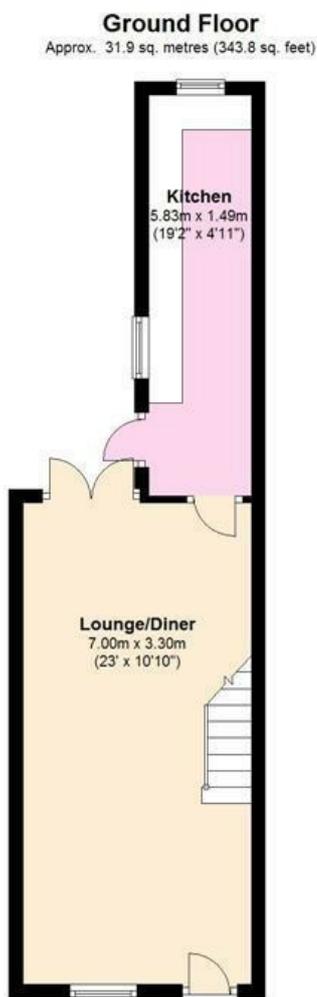
The bathroom is well-appointed and offers all the necessary amenities for your daily routines. With double glazing and gas heating, you can rest assured that this home is not only inviting but also practical and efficient.

One of the highlights of this property is the large patio garden.

- 2 bedrooms
- Bathroom
- Living/diner
- Kitchen
- Gas central heating
- Double glazed
- Gardens
- Unfurnished

**£795 PCM Deposit £917**

Council Area: North Northants District Council - Council Tax Band: A  
 Furnishing: Unfurnished  
 Holding Deposit required: One Week's Rent Value



Total area: approx. 70.2 sq. metres (755.7 sq. feet)

Our floorplans are for visual perspective only and are not to scale. They should not 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, nor 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>56</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	