

CHARLES ORLEBAR

Estate Agents & Auctioneers



27 Thornbridge Close, Rushden, Northamptonshire, NN10 9NJ

Charles Orlebar presents - Tucked away at the end of a peaceful cul-de-sac, this attractive modern townhouse offers comfortable living in a highly sought-after area of Rushden. Ideally located within walking distance of Whitefriars Junior and Infants Schools, this home is perfect for tenants seeking a quiet yet convenient location.

Inside, the property offers a well-planned layout with bright, neutral décor throughout. Outside, you'll find a surprisingly spacious garden—larger than typically found with this style of home—providing plenty of room for outdoor relaxation or entertaining. A detached garage with an electric door adds both convenience and security, with additional driveway parking available. Available early March 26

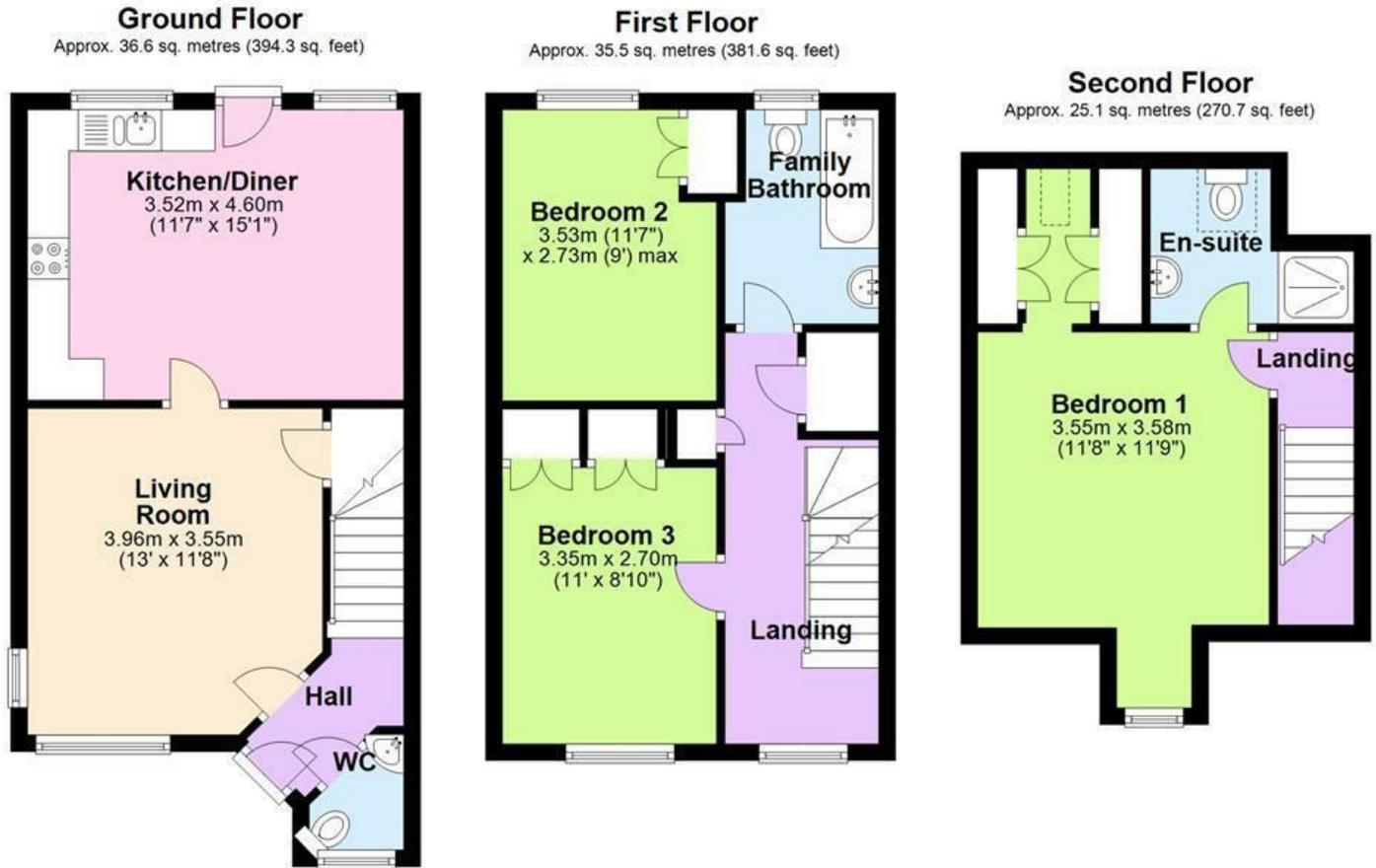
- 3 Bedrooms
- Modern townhouse in a quiet cul-de-sac
- Ensuite and family bathroom
- Larger-than-average rear garden
- Detached garage with electric door
- Gas central heating and double glazing
- Walking distance to local schools and amenities
- Sought-after residential location

£1,300 PCM Deposit £1,500

Council Area: Northa Northants - Council Tax Band: C

Furnishing: Unfurnished

Holding Deposit required: One Week's Rent Value



Total area: approx. 97.2 sq. metres (1046.6 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 PlanUp.

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) 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	85

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	