



## 4c Nene Road, Higham Ferrers, Northamptonshire, NN10 8BD

Charles Orlebar presents this charming modern semi-detached house located on the peaceful Nene Road in Higham Ferrers. This delightful property boasts a contemporary design and is situated in a quiet cul-de-sac, offering a tranquil living environment.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The house features two well-appointed bedrooms, providing ample space for a small family or professionals looking for a home office.

The property includes a stylish bathroom, adding a touch of luxury to everyday living. Additionally, the house comes unfurnished, allowing you the freedom to personalise the space to your taste.

One of the highlights of this home is the lovely garden, ideal for enjoying a morning coffee or hosting summer barbecues. With off-road parking available, convenience is at your doorstep.

- 2 bedrooms
- Wet Room
- Living room
- Kitchen/diner
- Gardens
- Off road parking
- Gas heating
- Unfurnished

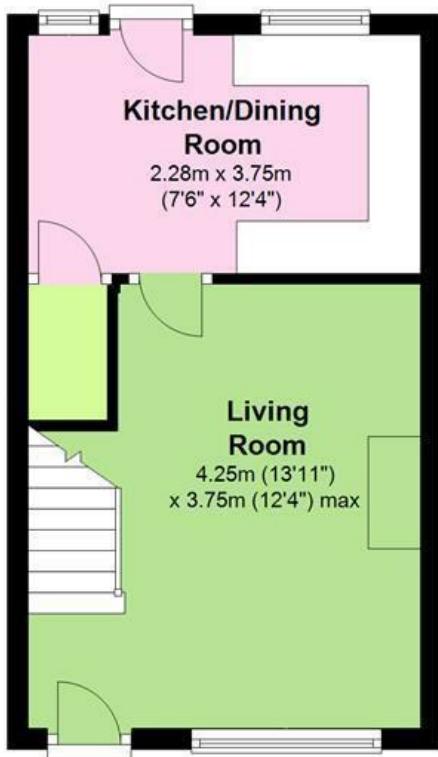
**£1,050 PCM Deposit £1,211**

Council Area: North Northants - Council Tax Band: B

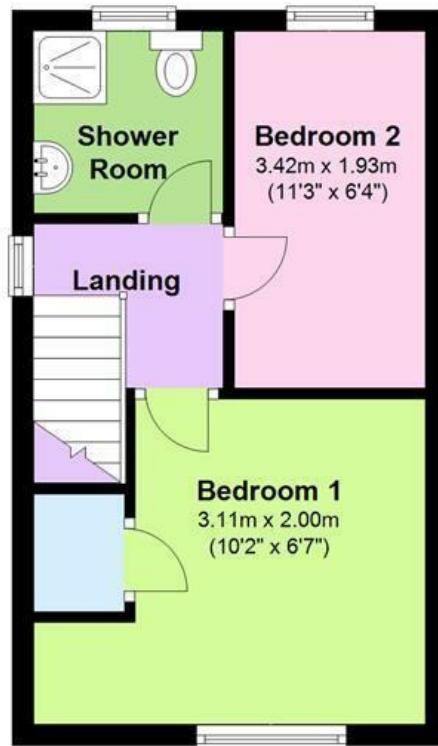
Furnishing: Unfurnished

Holding Deposit required: One Week's Rent Value

## Ground Floor



## First Floor



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	