

CHARLES ORLEBAR

Estate Agents & Auctioneers



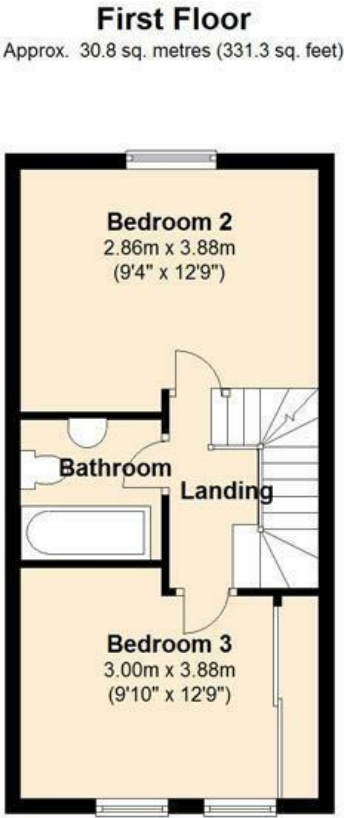
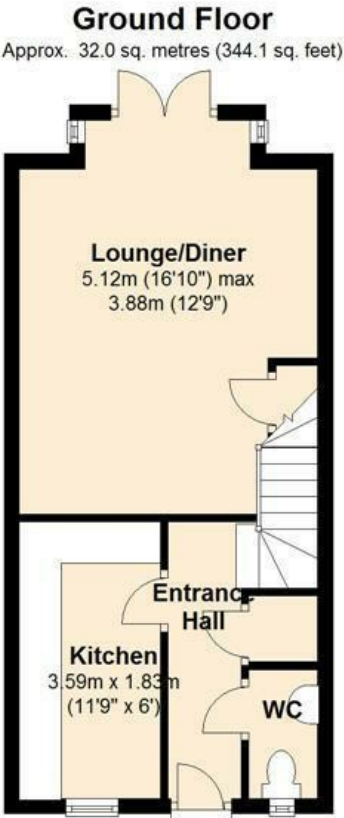
45 School Lane, Higham Ferrers, Rushden, Northamptonshire, NN10 8NQ

We are pleased to offer to the lettings market this former Barrett show home set in the picturesque market town of Higham Ferrers. The property is offered unfurnished and is set over 3 floors, with living space comprising a lounge, Kitchen, WC, 3 bedrooms, an ensuite to the master, and a family bathroom. To the rear, there is garden space, off-road parking and a garage in a block. The property is within walking distance of the Henry Chichele Primary School and is within easy reach of major roads, including the A6, A45, and A14, and is only a short distance from the stunning Rushden Lakes Development with its many shops, restaurants, and leisure facilities. Available unfurnished in early November 26

- Former Show Home
- Large Master Bedroom with En-Suit
- 2 Further Bedrooms
- Family Bathroom
- Garage and ORP
- Kitchen
- Living Diner
- WC
- Low Maintenance Gardens

£1,190 PCM Deposit £1,373

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



Total area: approx. 87.6 sq. metres (942.7 sq. feet)

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

