

CHARLES ORLEBAR

Estate Agents & Auctioneers



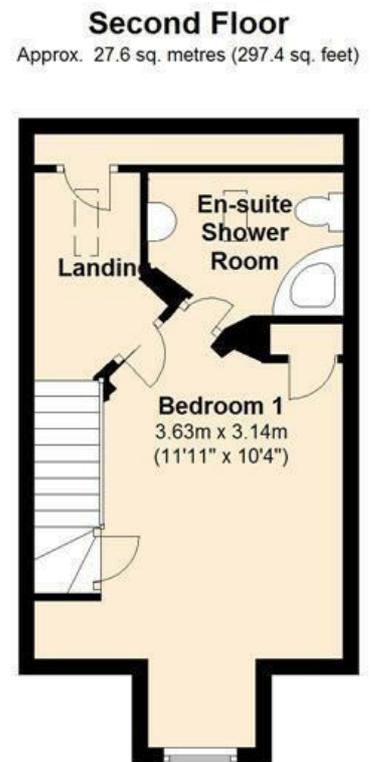
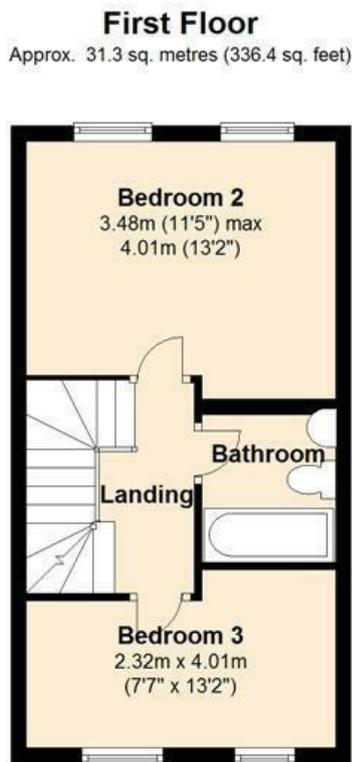
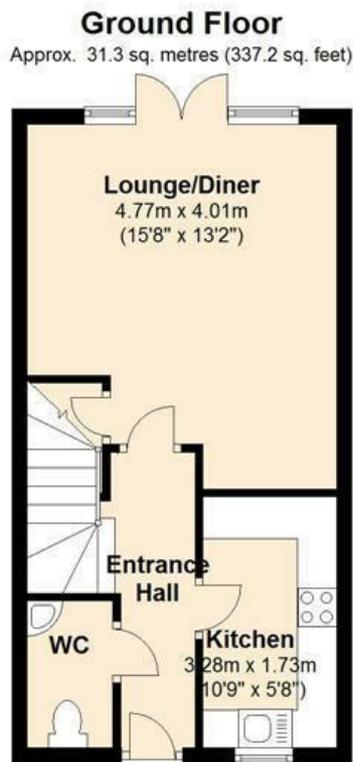
2 Oak Mews, Rushden, Northamptonshire, NN10 9BF

Charles Orlebar presents - A modern 3-storey semi-detached house set within this small cul-de-sac, providing generous garden space with a small decked area, ideal for a table and chairs or BBQ. Set over three floors, the property comprises a lounge and kitchen on the ground floor, two bedrooms and a bathroom on the first floor, and a further bedroom and en-suite spanning the entire top floor. This property offers generous living space for a professional couple or family. Available for occupation Late February 2026

- 3 Bedrooms
- Ensuite Shower Room
- Bathroom
- Living/diner
- Kitchen
- Cloakroom/wc
- Allocated Parking
- Gardens

£1,125 PCM Deposit £1,298

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



Total area: approx. 90.2 sq. metres (971.0 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		76	
(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 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	