

# CHARLES ORLEBAR

Estate Agents & Auctioneers



## 27 Patenall Way, Higham Ferrers, Northamptonshire, NN10 8PL

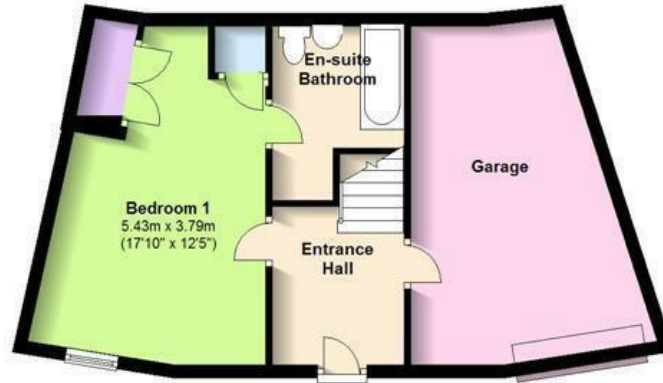
Charles Orlebar presents - a private split level house with integral garage and open plan living kitchen space on the first floor, 2 bedrooms, bathroom and en-suit shower room. Ideally situated close to the Henry Chichele school, this could be a great starter family home with ample green spaces and parks on the estate which will avoid the need of a garden and the maintenance that comes with it! Footpaths and shortcuts on the estate provide access to the town centre, Rushden Lakes and the lakes and valleys towards Stanwick Lakes! Offroad parking and garage finish the package off perfectly to make this a comfortable and practical home. Ideal for first time buyers and investors or even a home to retire too! Get in touch for exclusive viewings on 01933 313600!

- 2 Bedrooms
- Bathroom and ensuite
- Offroad parking and garage
- Open plan kitchen/living area
- No chain
- Utility
- Close to local amenities
- Ideal rental investment

£190,000

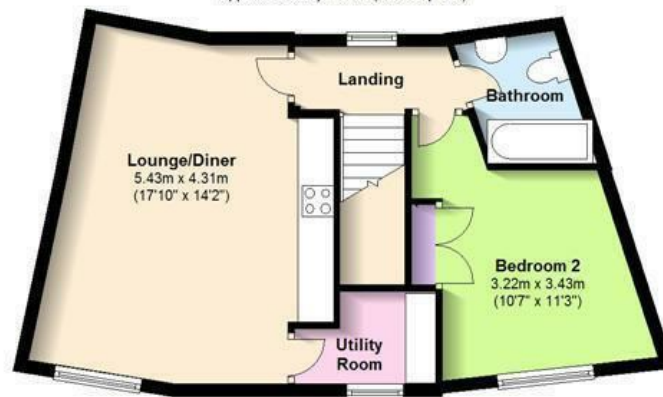
### Ground Floor

Approx. 47.9 sq. metres (515.4 sq. feet)



### First Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



Total area: approx. 94.1 sq. metres (1013.3 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