



81 Oaks Drive | Higham Ferrers | NN10 8EY



Matthew  
Nicholas





## £1,150 Per Month

A delightful three bedroom semi-detached property with a single garage situated in the popular market town of Higham Ferrers. Neutrally decorated throughout, the property briefly comprises an entrance porch, sitting room, kitchen/dining room with fitted cooking appliances, and conservatory. Upstairs there are three bedrooms, the master with fitted wardrobes, and a family bathroom. To the rear there is a low maintenance and private garden. The driveway to the front of the property provides parking for two cars and access to the garage.

- Great location in sought after market town
- Conservatory opening to the garden
- Gas fired radiator heating system
- Neutral decoration throughout
- PVCu double glazing
- Garage and off road parking for two cars

**Kitchen**

9'8 x 7'8 (2.95m x 2.34m)

**Sitting Room**

14'9 x 13'7 (4.50m x 4.14m)

**Bedroom One**

12'8 x 10'2 (3.86m x 3.10m)

**Bedroom Two**

10'0 x 10'1 (3.05m x 3.07m)

**Bedroom Three**

7'1 x 6'4 (2.16m x 1.93m)

**Material & General Information**

All sizes are approximate and are maximum measurements taken internally.

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential Tenants conduct their own investigations using Openreach and Ofcom checkers.

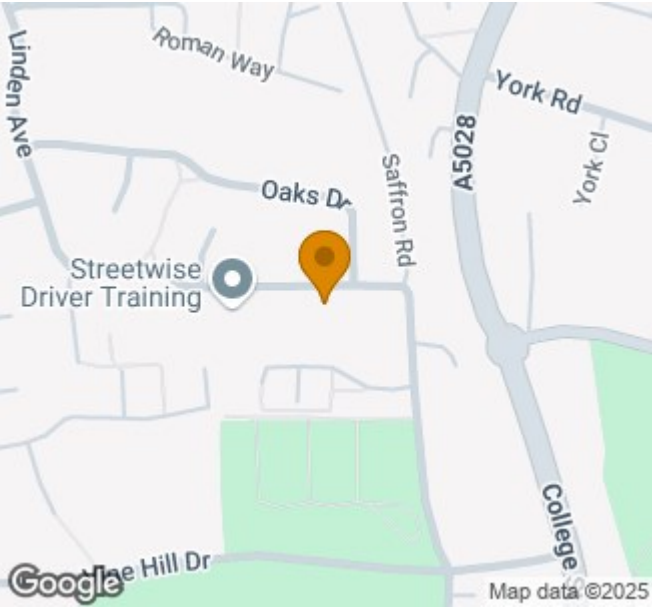
Mobile Signal/Coverage: We would recommend that any potential Tenants conduct their own investigations using Ofcom checker.







Further Information




Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>73</b>
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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