

CHARLES ORLEBAR

Estate Agents & Auctioneers



76 Linden Avenue, Higham Ferrers, Rushden, Northamptonshire, NN10 8EU

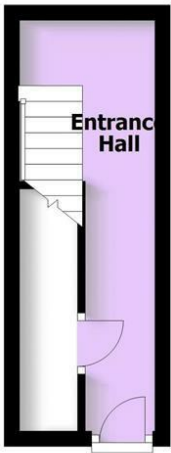
Charles Orlebar presents - a popular coach house type flat - effectively a semi-detached house in flat format! The Barratt-built property is one of the largest versions of this type of home with an en-suite shower room, two bedrooms and an additional bathroom, a Living room and through dining room. With a parking space, heating and double glazing, this is an ideal unfurnished long-term let. The property is vacant and available in May, subject to referencing

- 2 bedrooms
- Ensuite shower room
- Bathroom
- Living room
- Dining room
- Kitchen
- Unfurnished
- Parking
- Council Tax Band - B

£825 PCM Deposit £951

Ground Floor

Approx. 9.6 sq. metres (102.9 sq. feet)



First Floor

Approx. 66.7 sq. metres (718.5 sq. feet)



Total area: approx. 76.3 sq. metres (821.4 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 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 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	