

CHARLES ORLEBAR

Estate Agents & Auctioneers



7 Philip Way, Higham Ferrers, NN10 8LG

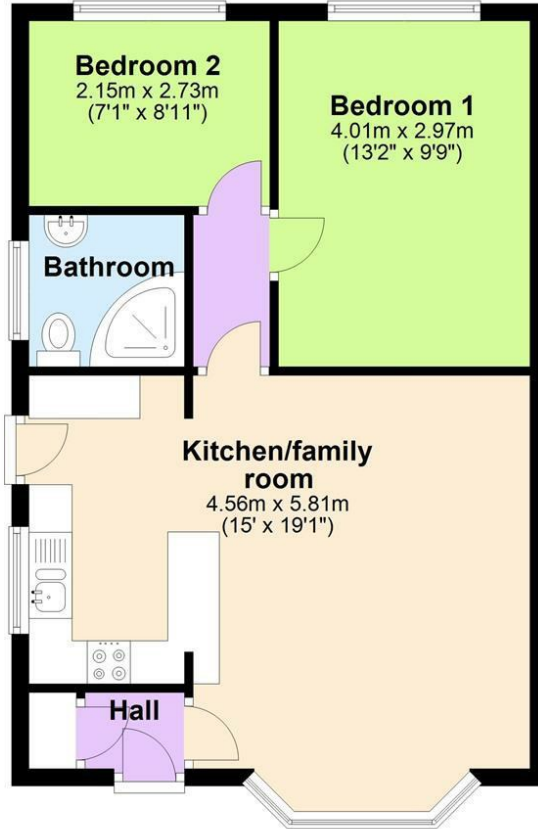
Charles Orlebar presents - an impressive and private detached bungalow. This home has recently undergone complete modernisation and is finished neutrally throughout. This will make a convenient and comfortable home with large double-glazed windows, making for a light and airy interior. The driveway is gated towards the single garage and has space comfortably for three cars. A newly fitted kitchen and shower room, radiators, lights, decor and flooring make this a warm and low-maintenance home. Situated on the edge of town on a quiet road with easy access to the High Street, this is not to be missed!

DECLARATION OF INTEREST - Under section 21 of the Estate Agent Act 1979, we hereby declare a personal interest in the letting of this property. An employee of this firm is letting the property.

- Unfurnished
- Garden
- Ample offroad parking
- Single garage
- Newly modernised
- Quiet location
- Easy access to town centre
- 2 Bedrooms
- Council Tax Band C

£1,150 Per Month Deposit £1,326

Ground Floor



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

CHARLES ORLEBAR ESTATE AGENTS - 9-11 High Street, Rushden, Northamptonshire, NN10 9JR
Tel: 01933 311121 Email: lettings@charlesorlebar.co.uk <https://charlesorlebar.co.uk/>

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		