

CHARLES ORLEBAR

Estate Agents & Auctioneers



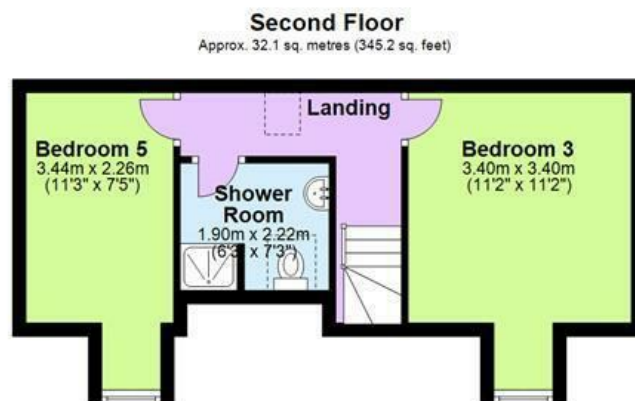
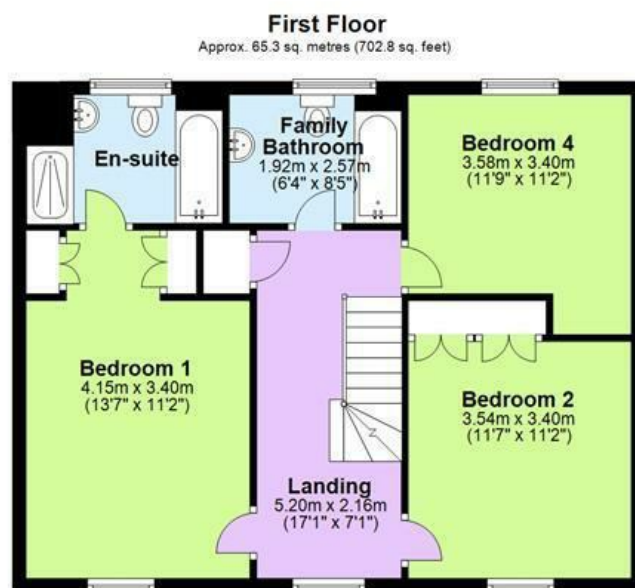
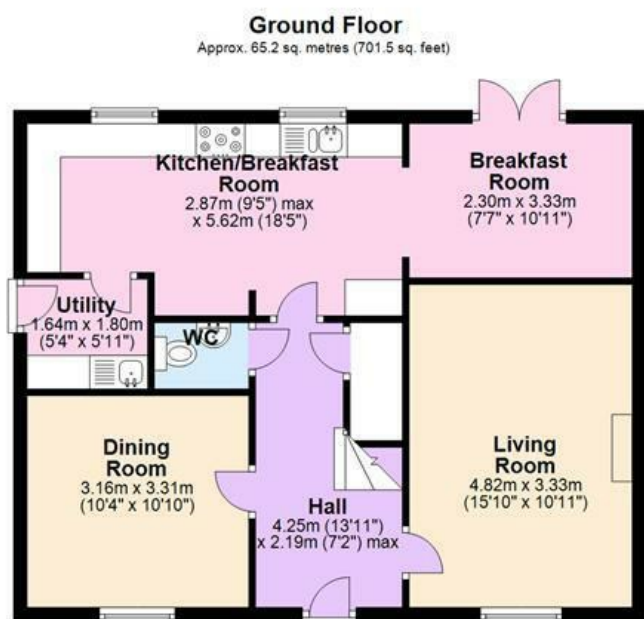
22 Batsmans Drive, Rushden, Northamptonshire, NN10 6EW

Charles Orlebar presents - a spacious family home with five bedrooms and ample living space on the ground floor located in this quiet, sought after cul de sac and within walking distance of Rushden Lakes and the centre of Higham Ferrers. Offering a very private rear garden backing onto woodland, there is ample off road parking in front of the detached double garage. Available unfurnished.

- 5 Bedrooms
- 2 Receptions
- En-suite
- Kitchen/family room
- 3 bathrooms
- Double garage
- Approx 6 car driveway
- Private gardens
- Council Tax - F

£1,900 PCM Deposit £2,192

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



Total area: approx. 162.5 sq. metres (1749.5 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 | |
| 75 | 84 |
| 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 | |
| EU Directive 2002/91/EC | |