

CHARLES ORLEBAR

Estate Agents & Auctioneers



60 Sylmond Gardens, Rushden, Northamptonshire, NN10 9EJ

Welcome to Sylmond Gardens in Rushden, where a charming opportunity awaits you! This modern semi-detached house boasts a delightful setting with 1 reception room, three bedrooms, and 1 bathroom, offering a perfect blend of comfort and style.

Situated in a sought-after location, this property provides the ideal space for a growing family or those seeking a peaceful retreat. The spacious reception room is perfect for entertaining guests or simply relaxing after a long day.

With parking available for 2 vehicles, convenience is at your doorstep. Imagine coming home to your own parking space without the hassle of searching for a spot.

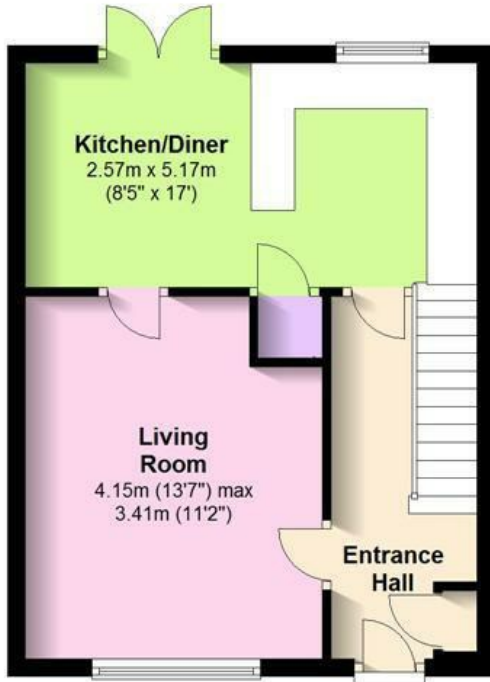
Don't miss out on the chance to make this house your home. Whether you're looking for a cosy family residence or a tranquil haven, this property in Sylmond Gardens will surely capture your heart. Book a viewing today and step into the next chapter of your life in this wonderful abode.

- 3 Bedrooms
- Bathroom
- Living room
- Kitchen/diner
- Gardens
- Garage
- Gas radiator central heating
- Council Tax Band B

£1,100 PCM Deposit £1,269

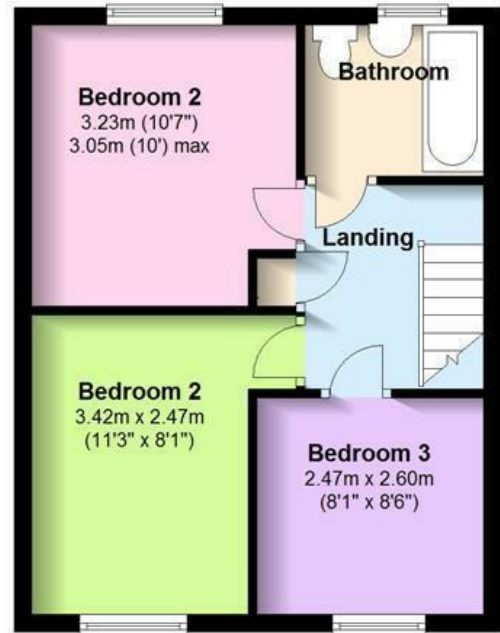
Ground Floor

Approx. 34.2 sq. metres (368.0 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.0 sq. feet)



Total area: approx. 68.4 sq. metres (736.0 sq. feet)

Our floorplans are for visual perspective only and are not to scale. They should 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(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	