

# CHARLES ORLEBAR

Estate Agents & Auctioneers



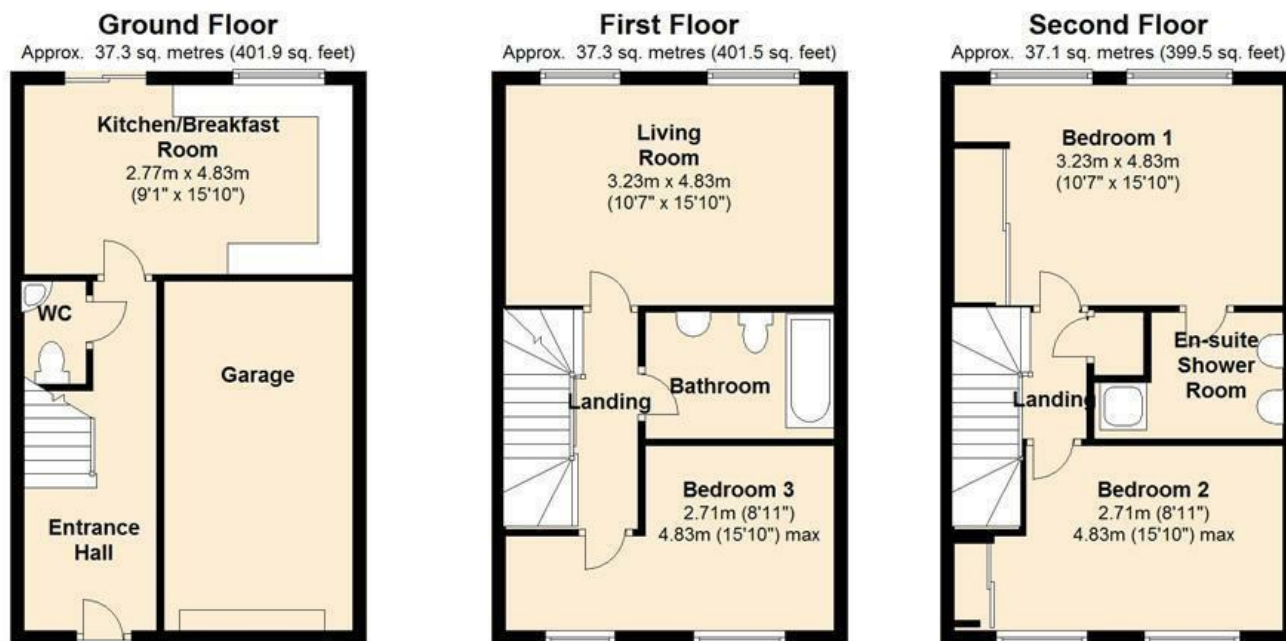
## 11 Batsmans Drive, Rushden, Northamptonshire, NN10 6EW

Charles Orlebar presents - A three-storey townhouse in one of the best cul-de-sacs, just off the Hayway in Rushden. Available to rent unfurnished with garage and gardens. Also, the Rushden Lakes development, with its many shops, restaurants and leisure facilities, is within walking distance. Available unfurnished in November

- 3 Bedrooms
- Ensuite Shower room
- Bathroom
- Living Room
- Kitchen/diner
- WC
- Garage
- Gardens

**£1,350 PCM Deposit £1,557**

Council Area: North Northants District Council - Council Tax Band: C  
 Furnishing: Unfurnished  
 Holding Deposit required: One Week's Rent Value



Total area: approx. 111.7 sq. metres (1202.9 sq. feet)

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/>

