

CHARLES ORLEBAR

Estate Agents & Auctioneers



3 Bolingbroke Place, Higham Ferrers, Rushden, Northamptonshire, NN10 8BF

Charles Orlebar presents this stunning executive house set within mature gardens and part of a select cul-de-sac on the edge of the town. Providing substantial and comfortable unfurnished accommodation and available of a 3 year term. Please view the virtual tour and call us to register your interest. Available from Mid June 2024

- 5 bedrooms
- 2 ensuites
- 3 reception rooms
- Family kitchen
- Utility room
- Double Garage
- Gardens
- Gas heating and double glazed
- Council Tax - G

£3,000 PCM Deposit £3,461

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



Our floor plans are for visual perspective only and are not to scale. They should not be relied upon for exact rendition of the room layout and proportion. Wall thickness, door swings, converging walls and chimney stacks may not be shown. Plans produced using Planity.

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	77	82
	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	