

CHARLES ORLEBAR

Estate Agents & Auctioneers



5 Ashby Close, Wellingborough, NN8 5FH

Charles Orlebar presents - a stunning detached house in the sought-after Redwell School area. This modern property boasts 3 reception rooms, four bedrooms, and two bathrooms spread across 1,346 sq ft of living space.

One of the standout features of this property is the ample parking space available for up to 2 vehicles, making it ideal for families or those who enjoy entertaining guests. The double garage provides even more convenience and storage options.

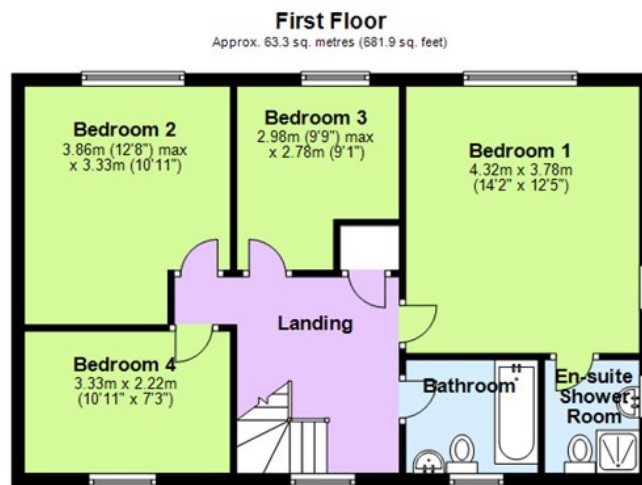
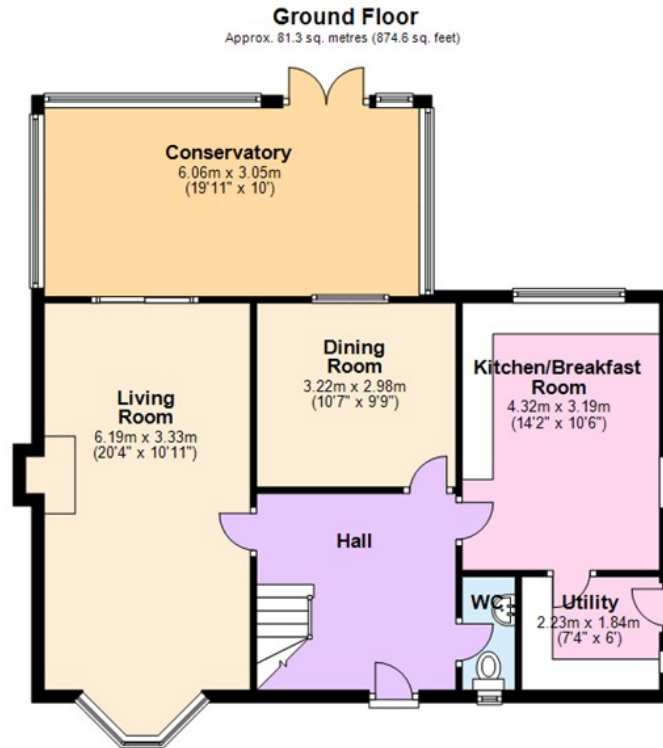
As you step inside, you'll be greeted by a well-maintained interior ready to be transformed into your dream home. The property is available to rent unfurnished.

Outside, the sheltered and generous gardens offer a peaceful retreat where you can relax and unwind. Whether you have a green thumb or simply enjoy spending time outdoors, the outdoor

- 4 bedrooms
- Ensuite and bathroom
- 2 reception rooms
- Conservatory
- Kitchen and utility
- Double garage
- Gardens
- Gas heating

£1,800 Per Month Deposit £2,076

Council Area: Wellingborough - Council Tax Band: E
 Furnishing: Unfurnished
 Holding Deposit required: One Week's Rent Value



Total area: approx. 144.6 sq. metres (1556.5 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		
	67	80
	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	