

CHARLES ORLEBAR

Estate Agents & Auctioneers



35 Pochard Street, Rushden, Northamptonshire, NN10 6FX

Charles Orlebar presents - A house to rent, nestled in the charming Pochard Street, Rushden, this modern 3-storey semi-detached house is a gem waiting to be discovered. Boasting two reception rooms, 3 bedrooms, and two bathrooms, this nearly new property offers a perfect blend of space and comfort.

With modern fittings throughout, this house exudes contemporary elegance. The landscaped manageable garden provides a tranquil outdoor space, perfect for relaxing or entertaining guests.

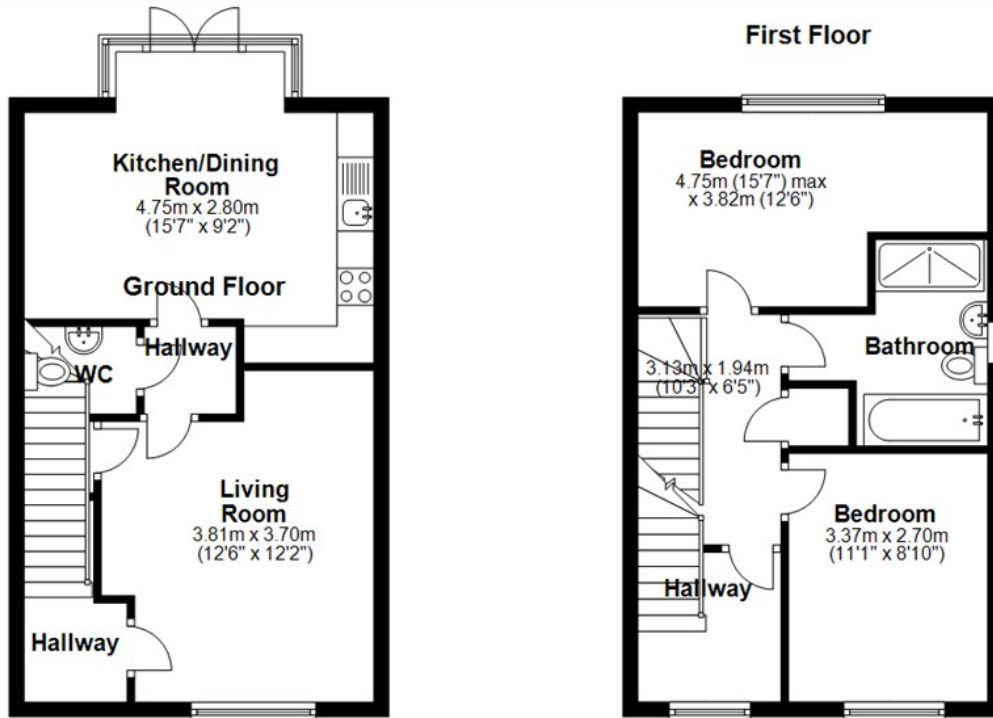
This property is situated in a newly built development and offers energy-efficient living, ensuring comfort and sustainability. The woodland outlook adds a touch of nature to the urban setting, creating a serene atmosphere.

This semi-detached house, spanning 1,138 sq ft, provides ample space for a growing family or those who love entertaining. With parking for one vehicle, convenience is at your doorstep.

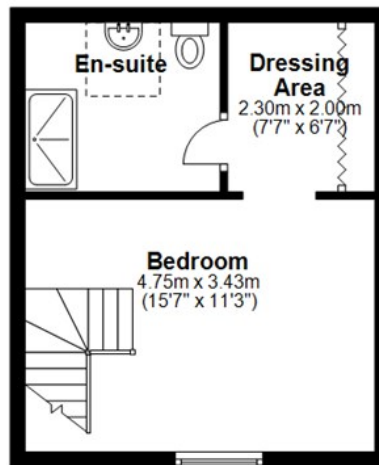
- 3 bedrooms
- Bathroom
- Ensuite
- Living Room
- Kitchen/diner
- Off road Parking
- Garden
- Gas heating

£1,300 PCM Deposit £1,500

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



Second Floor



Total area: approx. 105.7 sq. metres (1138.2 sq. feet)

Not To Scale - All measurements are approximate and represent gross internal area.
 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			95
(81-91) B		85	
(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	