

CHARLES ORLEBAR

Estate Agents & Auctioneers



87 Linden Avenue, Higham Ferrers, Northamptonshire, NN10 8EU

Charles Orlebar presents - An impressive, 4/5 bedroom townhouse built in 2007 and providing split-level living. This 3 storey design allows for generous and useful living space, including a garden room/fifth bedroom and a utility room on the ground floor, living/dining spaces plus a study area on the first floor and a master bedroom on the second floor benefiting from a dressing area and ensuite. Modern and fashionable fittings, UPVC double glazing, and gas radiator central heating make this a comfortable and warm family home that must be viewed and appreciated! Available Mid-December 24

- Living Room
- Kitchen/breakfast room
- Dining room
- Study area
- Master bedroom with dressing area and ensuite shower room
- 3/4 further bedrooms
- Family bathroom with jacuzzi bath and shower over
- Garden and Garage

£1,600 PCM Deposit £1,846

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

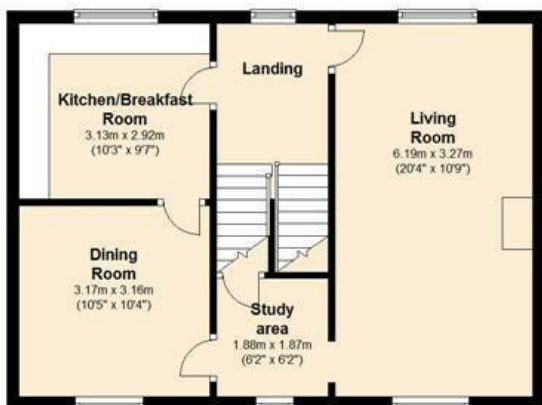
Ground Floor

Approx. 49.9 sq. metres (537.6 sq. feet)



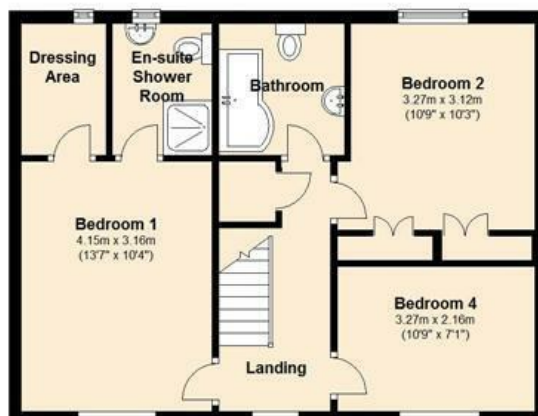
First Floor

Approx. 52.3 sq. metres (563.3 sq. feet)



Second Floor

Approx. 52.9 sq. metres (569.4 sq. feet)



Total area: approx. 155.2 sq. metres (1670.3 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 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	84
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	