

# CHARLES ORLEBAR

Estate Agents & Auctioneers



## 105 Wharf Road, Higham Ferrers, Rushden, Northamptonshire, NN10 8BH

Spacious 3-Bedroom Detached Home in Higham Ferrers – Unfurnished Let

Nestled in the desirable Wharf Road, Higham Ferrers, this charming 3-bedroom detached house offers an exceptional rental opportunity for those seeking space, comfort, and a picturesque setting.

Boasting a **large front garden**, this property presents a welcoming curb appeal and a perfect outdoor space for relaxation. The home also benefits from a **private garage**, ensuring convenient off-road parking and additional storage.

Inside, the property features:

Three well-proportioned bedrooms – ideal for families or professionals  
Spacious living areas – providing a bright and airy atmosphere

- 3 bedrooms
- Bathroom
- 2 reception rooms
- Kitchen
- Utility room
- WC
- Gardens
- Double glazed and heating

**£1,399 PCM Deposit £1,614**

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



Total area: approx. 102.3 sq. metres (1101.1 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

