

# CHARLES ORLEBAR

Estate Agents & Auctioneers



66 Wharf Road, Higham Ferrers, Rushden, Northamptonshire, NN10 8BH

Charles Orlebar presents - An unfurnished semi-detached house on this popular residential road of Wharf Road. The property provides two double bedrooms and a modern bathroom on the first floor, with a Living room and Kitchen/diner on the ground floor — a small outhouse and gardens to the rear with off-road parking at the front. Double-glazed with gas heating and modern fittings. The property available End of May 25

- 2 bedrooms
- Bathroom
- Living Room
- Kitchen/diner
- Double Glazing
- Gas heating
- Off road Parking
- Gardens
- EPC Grade - D
- Council Tax Band - B

**£999 PCM Deposit £1,152**

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



**Total area: approx. 67.5 sq. metres (726.5 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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