

CHARLES ORLEBAR

Estate Agents & Auctioneers



4 School Lane, Higham Ferrers, Rushden, Northamptonshire, NN10 8NQ

Charles Orlebar presents to the rental market - A tidy two-bedroom coach house located close to the town centre of Higham Ferrers. Modern living awaits at this lovely property which would be well suited to a professional single or couple. With allocated parking, gas heating and double glazing this will make a perfect base. Also with excellent access to main roads for commuting and only a short distance (2.6 miles) from the new Rushden Lakes Development for shopping, dining and leisure facilities. Available as unfurnished accommodation from July 2025

- 2 bedrooms
- Ensuite shower room
- Bathroom
- Living family kitchen
- Garage & Parking Space
- Gas heating
- Double glazing
- Dressing room to master
- Unfurnished

£900 PCM Deposit £1,038

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



Total area: approx. 73.9 sq. metres (795.9 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. 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. 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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