

# CHARLES ORLEBAR

Estate Agents & Auctioneers



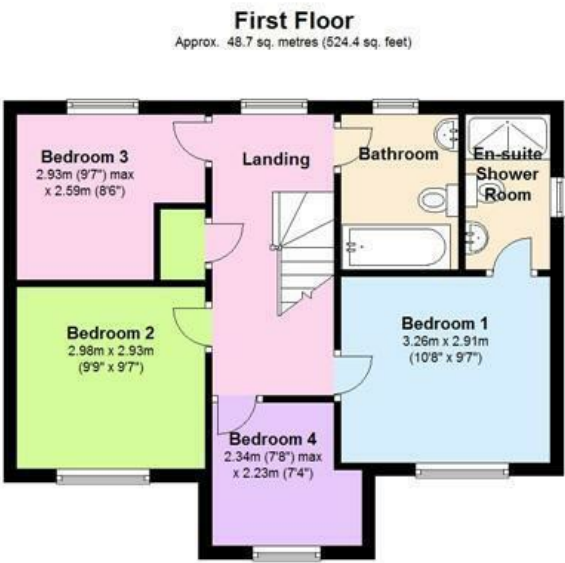
## 12 Roman Way, Higham Ferrers, Rushden, Northamptonshire, NN10 8NS

Charles Orlebar presents - A detached four-bedroom house with a secure, low-maintenance rear garden that's a real sun trap. The ground floor boasts a good-sized Kitchen/breakfast room with a separate utility area and a living room. Upstairs can be found a main bedroom with en-suite shower room; 3 further bedrooms (bedroom four would be ideal for a study/nursery). All in all, this property would make an ideal family home with off-road parking and a garage. Ideal for access to local schools and shops. Recently refurbished and available now unfurnished.

- Higham Ferrers Location
- Unfurnished
- 4 Bedrooms
- 2 Bathrooms (1 En-Suite)
- Secure Rear Garden
- Off Road Parking and Garage
- Ideal Family Home

**£1,450 PCM Deposit £1,673**

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



Total area: approx. 93.7 sq. metres (1008.6 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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