

CHARLES ORLEBAR

Estate Agents & Auctioneers



11 Blackberry Close, Higham Ferrers, Rushden, NN10 8FJ

Charles Orlebar presents this striking modern end-of-terrace townhouse, positioned with an attractive open aspect across the surrounding countryside and Nene Valley beyond. This impressive three-storey home has been thoughtfully upgraded throughout, showcasing contemporary styling, quality fittings, and a superb standard of presentation.

The ground floor features a beautifully refitted kitchen and dining space, complete with sleek cabinetry, wooden worktops, integrated appliances, and a feature island unit. French doors open out to the landscaped rear garden, designed for low-maintenance living with artificial lawn, quality paving, and a covered terrace seating area - ideal for year-round use.

The first floor offers well-proportioned bedrooms, including a stylish double room with fitted wardrobes. Both bathrooms have been modernised to a high standard, featuring contemporary tiling, a walk-in shower, and a smartly finished family bathroom with an overhead shower and a Velux window.

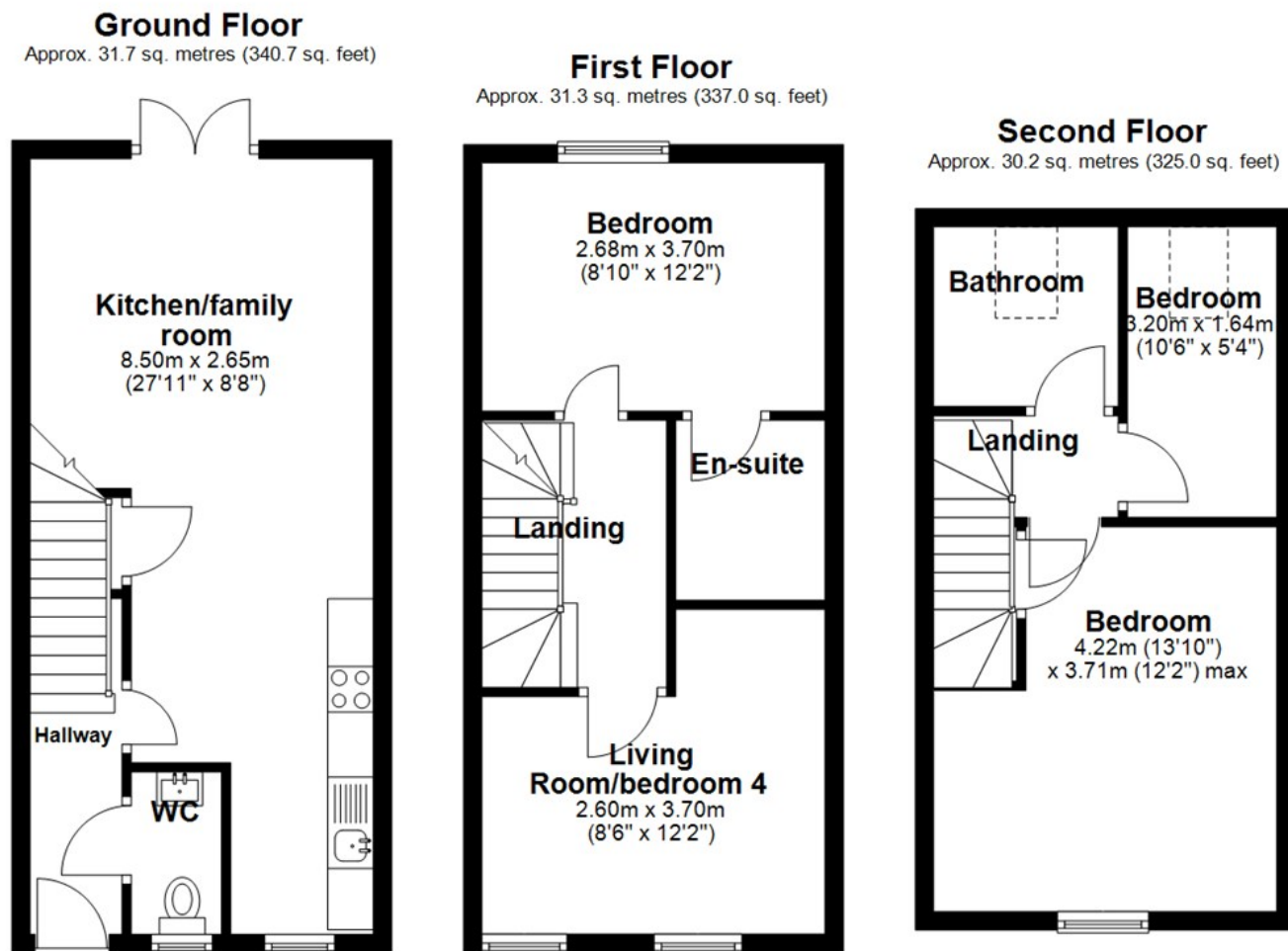
Externally, to the rear is the private enclosed garden, along with direct access to two allocated parking spaces.

Available to rent unfurnished.

- 3/4 bedrooms
- Ensuite shower room
- Bathroom
- Kitchen/family room
- First floor Bedroom or Living Room
- Gas heating
- Gardens
- Unfurnished
- Open country outlook
- Allocated Parking

£1,300 Per Month Deposit £1,384

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



Total area: approx. 93.2 sq. metres (1002.8 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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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			
England & Wales		EU Directive	EU Directive

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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 2012/27/EU