

# CHARLES ORLEBAR

Estate Agents & Auctioneers



## 20 Carisbrooke Road, Rushden, Northamptonshire, NN10 0TA

A modern 3-bedroom end-of-terrace house in Rushden, available unfurnished. This property offers a quiet setting with a rear garden, off-road parking, and a garage. The property has a downstairs WC, a family bathroom, and an en-suite. Viewings are highly recommended! Available in late August

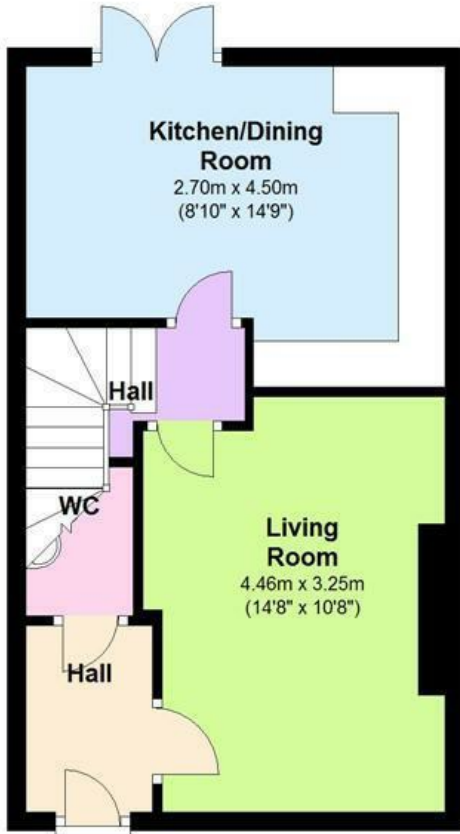
- 3 bedrooms
- Bathroom
- Living room
- Kitchen/diner
- Cloakroom/WC
- Garden
- Garage
- Double glazing - unfurnished

£1,260 PCM Deposit £1,453

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

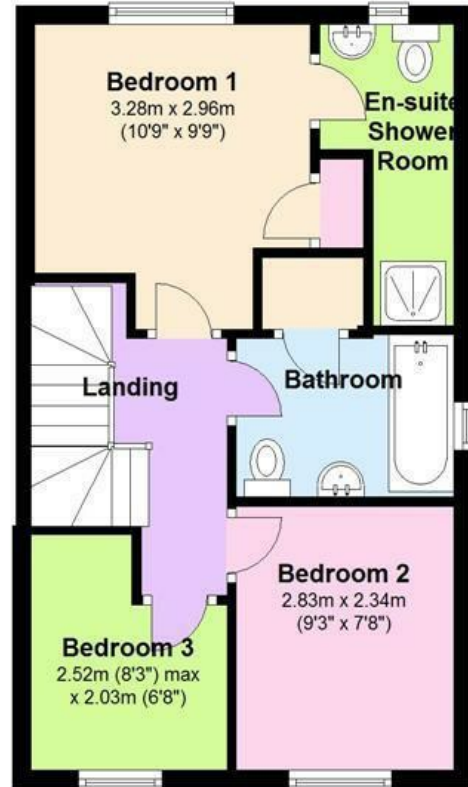
### Ground Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



### First Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



Total area: approx. 71.3 sq. metres (768.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			96
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	