



## 47 Batsmans Drive, Rushden, Northamptonshire, NN10 6EW

Charles Orlebar presents - A deceptive three-storey town house providing ample family living space with modern fittings and manageable gardens. Located on this exclusive development just off the Hayway in Rushden, this family home was initially built by Redrow Homes. Backing onto easterly facing gardens with an all-weather grass surface. The living space comprises a dining room, kitchen, and breakfast room on the ground floor, with doors leading out to the garden. On the first floor, there is a living room and a guest bedroom suite. On the second floor, there are two bedrooms and a master bedroom. Benefits include PVCU double glazing and central heating with a gas radiator. With off-road parking for two cars, this property should be high on your viewing list. Unfurnished available early Feb 26

- 4 bedrooms
- Ensuite shower room
- Bathroom
- 2 Reception rooms
- Kitchen/breakfast room
- Utility room and WC
- Gas radiator central heating
- Garden and off road parking

**£1,399 PCM Deposit £1,614**

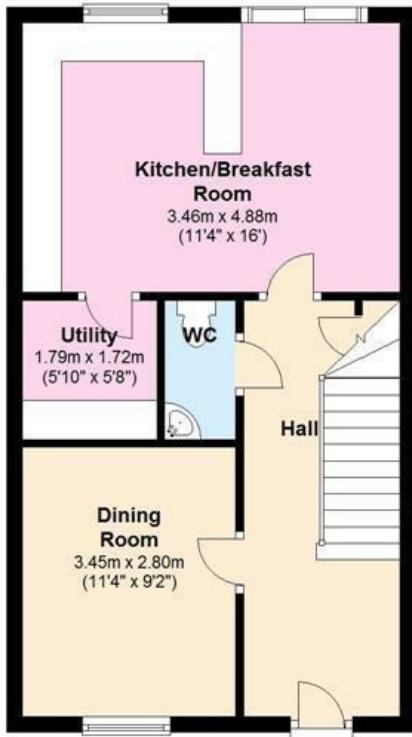
Council Area: North Northants District Council - Council Tax Band: D

Furnishing: Unfurnished

Holding Deposit required: One Week's Rent Value

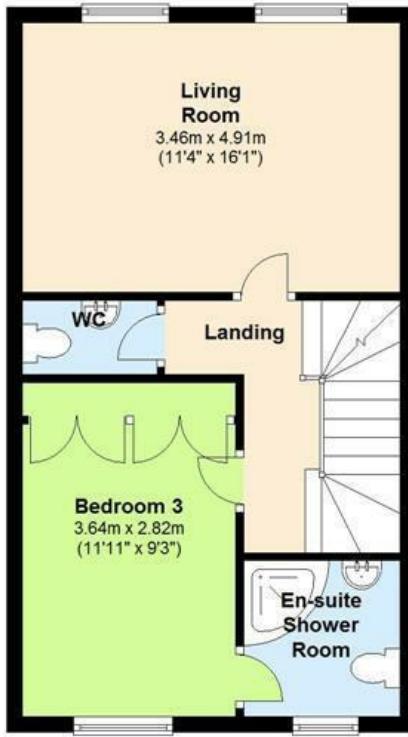
### Ground Floor

Approx. 43.4 sq. metres (467.0 sq. feet)



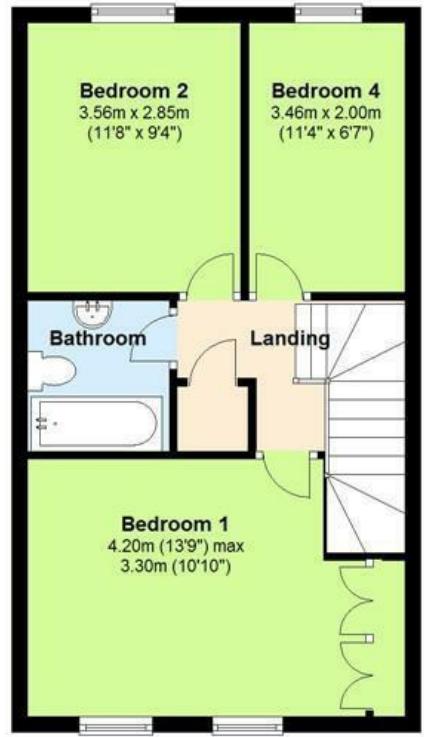
### First Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



### Second Floor

Approx. 43.6 sq. metres (469.8 sq. feet)



Total area: approx. 130.7 sq. metres (1406.5 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 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 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 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	