



32 Commercial Street, Higham Ferrers, Northamptonshire NN10 8AS **£995 PCM**

We are delighted to offer to the market this two-bedroom terrace property, which is offered to rent in immaculate condition throughout. The property is well situated in the centre of the village, within walking distance to the town centre and also Rushden Lakes. The accommodation comprises, on the ground floor, an entrance hall with a cupboard housing a boiler, two bedrooms - one double and one single, a modern bathroom with a shower over the bath. The first floor offers an open plan living space with a kitchen area, cooker and fridge freezer. Externally, the property has a small garden and two off-road parking spaces.

****AGENTS NOTE - 1 WEEK HOLDING DEPOSIT****

A 1-week holding deposit (£229.00) will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the first month's rent upon move-in. Should the references fail, this amount is non-refundable.



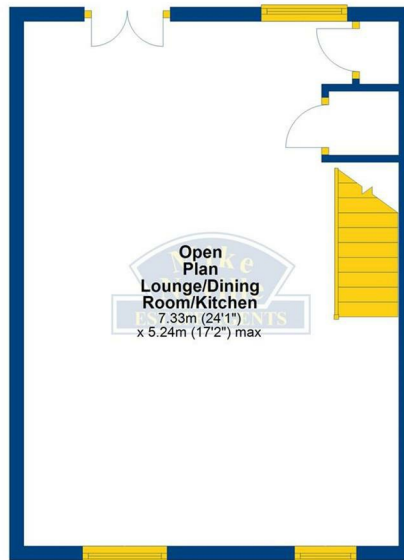
Ground Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 73.9 sq. metres (795.8 sq. feet)

