



## 23 Bates Close, Higham Ferrers, Higham Ferrers, Northamptonshire, NN10 8HF

Charles Orlebar presents: a lovely 3-bedroom house in a secluded location just off the top of Shelley Drive in Higham Ferrers. The house has a garage and off-road parking space; front-facing living room with kitchen to the rear, and a small conservatory/sun room that faces out onto a lovely, well-maintained lawn. 3 bedrooms upstairs and a tiled bathroom. Available unfurnished April 26

- 3 Bedrooms
- Sun Room to Rear
- Enclosed Garden
- Garage & off road parking
- Available NOW
- Higham Ferrers
- Semi Detached House

**£1,250 PCM Deposit £1,442**

Council Area: North Northants - Council Tax Band: B

Furnishing: Unfurnished

Holding Deposit required: One Week's Rent Value



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 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	