

# CHARLES ORLEBAR

Estate Agents & Auctioneers



## 7 Victoria Drive, Higham Ferrers, Northamptonshire, NN10 8FR

Charles Orlebar Presents - A modern 2-double bedroom mid-terraced house with garden. Ideally located behind the church in Higham Ferrers, this is a lovely fresh home ideal for a single professional or couple. With double glazing and parking for one car. Available unfurnished late July, early August 2026.

- 2 double bedrooms
- Living room
- Kitchen/diner
- WC
- Family bathroom
- 1 Parking Space to the front
- Close to Higham Town centre
- Garden

**£1,175 PCM Deposit £1,355**

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



## Elder Floor plans & dimensions

Ground Floor:



**Living Room**  
 4.3m x 3.9m  
 14'1" x 12'10"

**Dining Kitchen**  
 4.3m x 2.5m  
 14'1" x 8'2"

First Floor:



**Bedroom 1**  
 4.3m x 2.9m  
 14'1" x 9'6"

**Bedroom 2**  
 4.3m x 2.7m  
 14'1" x 8'10"

**Please note:** All dimensions are maximum sizes.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Advisor. Elevations will vary. All dimensions are + or - 100mm and floor plans are not shown to scale. E6CE.

**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

**CHARLES ORLEBAR ESTATE AGENTS** - 9-11 High Street, Rushden, Northamptonshire, NN10 9JR  
 Tel: 01933 311121 Email: lettings@charlesorlebar.co.uk <https://charlesorlebar.co.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>83</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 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	