



Horton Road | Middleton Cheney

Price £1,475pcm


DISTINCT
Property Consultants

This three-bedroom, semi-detached house in Middleton Cheney is an ideal family home. As well as a good-sized living room and open-plan kitchen-diner, it has a garden, a garage, central heating and double-glazing throughout. A Pet considered.

EPC rating D

- 3 Bedrooms
- Large Living Room
- Kitchen / Diner
- Family Bathroom
- Garden
- Garage
- Outbuilding
- Driveway
- New Carpets
- Quiet Residential Area

The entrance hallway leads through to a spacious living room with a front aspect double-glazed window. At the rear of the house is an open-plan kitchen/diner with a door to the garden. The well-equipped kitchen has a fitted cooker and extractor fan, plus space for a washing machine.

Upstairs there are two double bedrooms, one single bedroom and a family bathroom with a shower over the bath.

Outside

At the front of the house is an area of easy-care planting, a gravelled area and a driveway leading to the garage. There is space on the driveway for up to 3 cars parked in tandem.

The main garden is at the rear of the property. There is a patio, a grassed area, well-established shrubs and a shed.

Neighbourhood



The property is located in a residential area of the village of Middleton Cheney where there are schools, sports clubs, playing fields and a Co-op. There is a range of places to eat and drink, including a café, a Chinese/fish bar and a gastro pub.

Location information

The A422, which runs close to Middleton Cheney, links east to Brackley where there are several supermarkets and other amenities (7 miles), and west to Banbury and Junction 11 of the M40.

Banbury railway station and town centre is less than five miles away. Banbury has a superb range of shops, sporting and arts facilities, including the popular Spiceball Leisure centre with its gym, swimming pool, badminton and squash courts. The Banbury Museum is situated in the Castle Quay shopping centre beside the canal. Nearby is the Mill Arts Centre which normally runs a programme of classes and workshops, as well as exhibitions, films and live shows.

Letting information

Rent: £1,475.00

Deposit: £1,701.00

Council tax band C

Central heating

Double glazing

A pet considered

Holding deposit: £339.00 = One week's rent. This is to reserve a property.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraws from the tenancy, fail references, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of



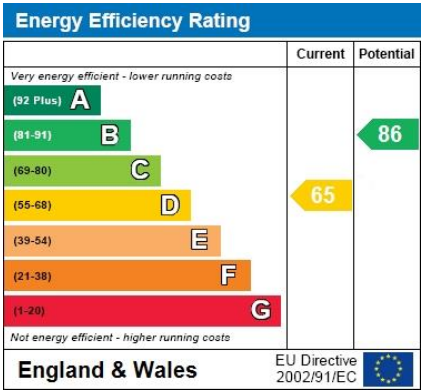
Guarantee) within 15 calendar days (or any other Deadline for Agreement as mutually agreed in writing).

Viewings

Strictly by appointment only.

Agents` Disclaimer

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)` interests to check their working condition. To comply with anti-money laundering regulations and Right to Rent checks, applicants will be asked to provide proof of ID and proof of address.



Distinct Property Consultants is the seller`s agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate. Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)` interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds. Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.

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