



## 1 Snuggs Lane, East Hanney, Oxfordshire, OX12 0HU

£1,400 PCM - 22nd May 2025.

- 2 BEDROOM HOUSE
- GAS CENTRAL HEATING
- GARDEN WITH OPEN FIELDS AT THE BACK
- VILLAGE LOCATION
- 2 RECEPTION ROOMS

# 1 Snuggs Lane, East Hanney OX12 0HU

Well presented, two bedroom, end terraced house located in this sought after village and on an excellent bus route to Oxford. It comprises of fitted kitchen with cooker, washing machine, fridge, sitting room, dining room, downstairs cloakroom, Two double bedrooms, bathroom with shower over bath. Gas central heating. Enclosed rear garden with summer house, driveway for off street parking. Septic Tank. Council Tax Band C. EPC Rating E

The Ofcom Broadband Checker states there is

- Superfast broadband has download speeds between 30Mbps and 300Mbps.

When an application is agreed a holding deposit will be required of a maximum of one weeks rent



Council Tax Band: C

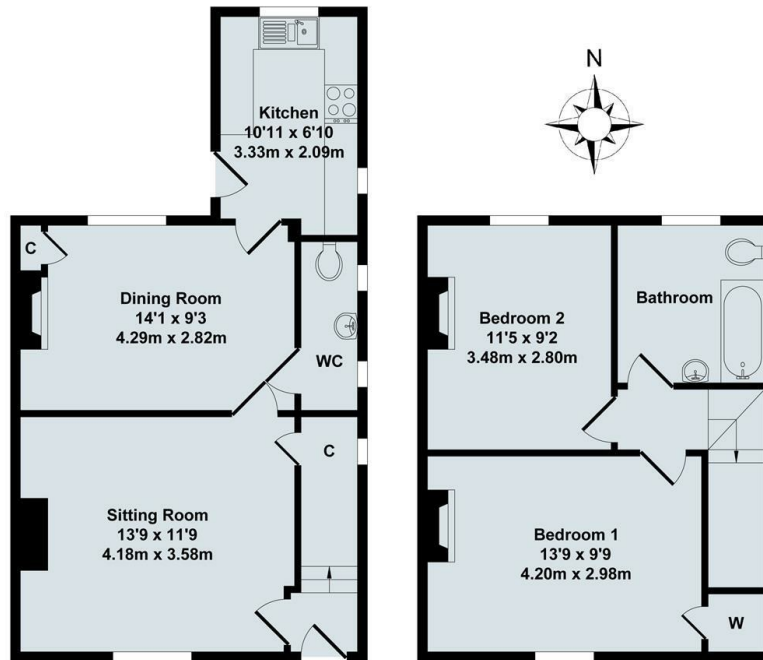










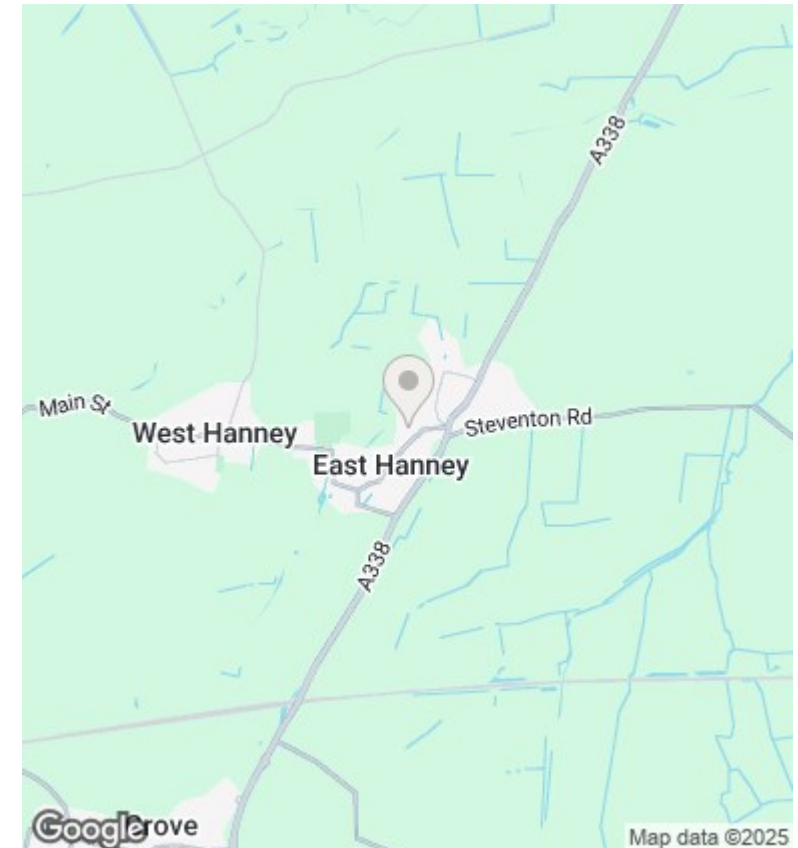


Ground Floor

First Floor

Total Approx. Floor Area 791 Sq.Ft. (73.50 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



## Directions

## Viewings

Viewings by arrangement only. Call 01235 773999 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	54	76
EU Directive 2002/91/EC		
England & Wales		