

Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

Once taken, Stanbra Powell have 15 days to make a decision. If the tenancy does not go ahead (other than for a reason detailed below) the holding deposit will be repaid in full within 7 days.

The holding deposit does not need to be repaid in full if the tenant:

- Changes their mind
- Fails the ‘right to rent’ checks
- Has provided false or misleading information
- Despite Stanbra Powell's best efforts, the tenant fails to provide required information within 15 days.

Should you wish to proceed with the tenancy of this property, the following charges would apply:

First months rent in advance	£1995.00
Deposit	£2095.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: D **LOCAL AUTHORITY:** West Oxfordshire District Council

Important—Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Stanbra Powell have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floor plants supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the Letting.



2 Norton Park
Chipping Norton
Oxon
OX7 5UW
£1995 pcm - Available Immediately

5/6a Horsefair, Banbury, Oxon. OX16 0AA

Tel: 01295 221100 Fax: 01295 224805 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk



Stanbra Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Front door leading to:

Main Open Plan Living Area: Oak wooden flooring throughout. Two sash windows to front aspect. Fire-place. Marble hearth and surround. Gas fire. Chan-delier style light fittings to ceiling. Alcoves to corner of room. Wooden door leading to:

Kitchen: Tile effect vinyl flooring. A range of light wooden wall and base units. Tile effect surround. Marble worktop. Neff cooker and Induction hob. Stainless steel extractor fan. Integrated fridge/freezer. Washing machine and dishwasher. Double glazed windows overlooking rear garden. Wooden door leading to:

Small hallway to rear

Wooden door leading to cupboard understairs. RCD unit to wall. Light fitting inside. Wooden door to garden.

Stairs to First Floor

First Floor Landing: Double glazed windows to rear aspect. Wooden door leading to:

Shower Room: Tiled flooring. Wash hand basin. Mirror to wall. Shower cubicle. Low level W.C. Double glazed window to rear aspect. Extractor fan to ceiling.

Stairs to second floor: Wooden door leading to airing cupboard housing combination boiler and water tank. Wooden door leading to:

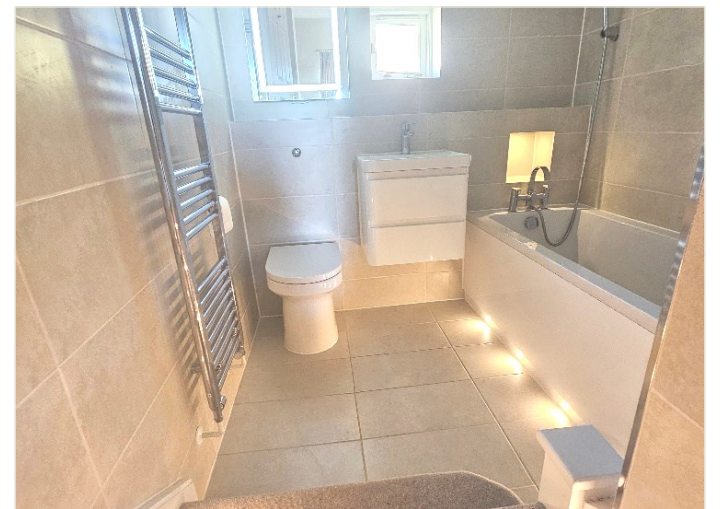
Bedroom Two: Sash windows, partially secondary glazed, to front aspect. Wooden door leading to fitted wardrobe with hanging space and shelving inside. Wooden door leading to:

Bedroom Three/Office Room: Sash windows, partially secondary glazed, to front aspect. Wooden door leading to:

Master Bedroom: Sash windows, partially secondary glazed, to front aspect. Wooden door and stairs leading to:

En-Suite Shower Room: Heated towel rail. Wash hand basin. Low level W.C. Mixer tap shower connection. Double glazed frosted window to rear aspect.

Garden: Small cottage style garden with shingle path. Areas of borders and shrubs, mature plants and bushes.



A beautifully presented three bedroom period conversion

Open Plan Living Area | Kitchen | Three Bedrooms/(3rd Bedroom/Office Room) | Shower Room | En-Suite Shower Room to Master Bedroom | Garage | Off-Street Parking | Private west facing rear garden | Terrace to front of property

Located within a five minute walk of Chipping Norton Town Centre and within close proximity of Soho Farm-house, a beautifully presented three bedroom property situated on the edge of the Cotswolds, offering a perfect blend of contemporary living with character charm. This Grade II listed building has been renovated to an extremely high standard with views over far reaching open countryside

Chipping Norton is renowned for its antique shops and diverse shopping, including a regular market. There is a good choice of places to eat and top quality entertainment at the wonderful theatre, famous for its pantomime and visiting world-class performers.