KITCHEN
10' x 7'4
3.0m x 2.2m

AIRING CUPBOARD

DINING ROOM
13'8 x 12'
4.2m x 3.7m

BEDROOM 2
11'11 x 7'2
3.6m x 2.2m

LANDING

LOUNGE
13'10 x 10'
4.2m x 3.1m

HALLWAY

BEDROOM 1
13'8 x 13'
4.2m x 4.0m

GROUND FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 830 SQ.FT. (77.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2012

Energy rating chart

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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	£1250.00
Dilapidation deposit	£1350.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B **LOCAL AUTHORITY: Cherwell 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 dimentions 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.

DIRECTIONS: **From Banbury Cross, proceed north to the traffic lights and at the crossroads take the left turn into the Warwick Road. Continue along this road and the property can be found on the right hand side just before the mini-roundabout.**

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148 Warwick Road

Banbury

Oxon

OX16 2AP

£1250 pcm - Available Immediately

Stanbra Powell | Estate Agents
Valuers
Property Lettings

DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Hall:

Dining Area: Stone fireplace (not useable). Wooden hearth. Double glazed windows to rear aspect. Work-top understairs. Archway leading through to:

Living Room: Stone mantle piece. Brick surround. Wood burning stove. Cupboard to corner. Double glazed windows to front aspect.

Kitchen: Tiled flooring. A range of wooden wall and base units. Marble effect worktop. Freestanding gas hob, electric cooker and grill. Stainless steel sink unit. Tile work surround. Double glazed rear door leading to garden. Double glazed window to side aspect. Space for fridge freezer.

Stairs to First Floor

First Floor Landing

Bathroom: Tiled flooring. Wash band basin. Low level W.C. Bath with mixer tap and electric shower over. Tile work surround. Mirrored cabinet to wall. Double glazed windows to rear aspect. Heated towel rail to wall.

Airing Cupboard: Housing hot water tank.

Bedroom Two: Synthetic fireplace to wall (not useable). Double glazed window to rear aspect.

Master Bedroom: Double glazed windows to two aspects. Fitted wardrobes. Wrought iron fireplace (not usable)

Front Garden: Area laid to lawn and shingle.

Rear Garden: Area laid to lawn. Area of shingle to side. Storage units. Large shed/storage unit. Area laid to concrete patio.

On-Road Parking

A two bedroom property within walking distance of the town centre and other amenities.

Entrance Hall | Dining Area | Living Room | Kitchen | Bathroom | Two Bedrooms | Garden | Gardens | On-Road parking to front

Located within a five minute walk of Banbury Town Centre, a well presented two bedroom mid-terrace property with the benefit of double glazing and gas radiator heating