



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	£1750.00
Dilapidation deposit	£1850.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: E **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 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.

DIRECTIONS: From Banbury Cross proceed north on North Bar to the traffic lights. Turn left on to Warwick Road. At the next roundabout proceed straight over to the next two roundabouts proceed straight over. Continue at the next set of traffic lights going straight at the next roundabout. Take the first left into Greville Road. The property can be found on the corner on the left hand side.

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1 Greville Road

Banbury

Oxon

OX16 1HG

£1750 pcm - Available Immediately



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



A very well presented four bedroom detached property

Entrance Hall | Office/Study | Living Area | Open plan Kitchen/Dining Area | Utility Room | Four Bedrooms | Family Bathroom | En-Suite Shower Room | Garage | Electric power point for vehicles

Located to the north side of town, a very well presented four bedroom detached stone built family home with the benefit of off-road parking for two vehicles, UPVC double glazing throughout and gas radiator heating

DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Hall: Wooden laminate flooring throughout. Smoke alarm to ceiling.

Cupboard understairs

Office/Study: Double glazed windows to front aspect. Feature wall.

Living Area: Feature wall. Bay window to side aspect. Double glazed French doors leading to patio area.

Open Plan Kitchen Dining Area: Double glazed windows to front aspect. A range of high gloss wall and base units. Marble effect worktop. Stainless steel sink unit. Tile work surround. Gas hob. Extractor fan. Oven and grill. Integrated fridge/freezer and dishwasher. Spot light fittings to ceiling.

Utility Room: Wooden laminate flooring throughout. Marble effect worktop. Space for washing machine and tumble dryer. High gloss wall units. RCD unit. Carbon monoxide detector to ceiling. Combination boiler. UPVC double glazed back door leading to patio and garden.

Stairs to First Floor

Family Bathroom: Wooden laminate flooring throughout. Wash hand basin. W.C. Bath with shower over. Tile work surround. Glass screen to wall. Double glazed frosted window to front aspect.

Bedroom Four: Double glazed windows to front aspect.

Master Bedroom: Fitted wardrobes. Double glazed windows to rear aspect. Wooden door leading to:

En-Suite Shower Room: Wooden laminate flooring. Wash hand basin. W.C. Shower cubicle. Double glazed window to rear aspect.

Bedroom Two: Double glazed windows to front aspect.

Airing Cupboard: Shelving inside.

Bedroom Three: Double glazed windows to two aspects. Feature wall.

Garden: Large area laid to lawn. High stone wall. Patio area. Access to driveway to side.

Garage with up and over door

