



TOTAL FLOOR AREA: 984 sq.ft. (91.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Hertsplan 02024

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.

**EPC C**

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** £1650.00

**Deposit** £1750.00

**This property is let and managed by Stanbra Powell**

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**CURRENT COUNCIL TAX BANDING:** C **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.**

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**6 Neithrop Close**

**Banbury**

**Oxon**

**OX16 2NU**

**£1650 pcm - Available 26th April**



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





## *A well presented three bedroom semi-detached property*

**Entrance Hall | Living Room | Open Plan Kitchen/Dining Room | Three Bedrooms | Bathroom | Enclosed rear garden | Off Road Parking for Two Vehicles**

Located within a ten minute walk of Banbury Town Centre, a well presented three bedroom semi-detached property benefitting from off-road parking for two vehicles, UPVC double glazed windows and gas radiator heating throughout

### DESCRIPTION:

UPVC double glazed front door leading to:

**Entrance Hall:** Laminate flooring. Cupboard to understairs. Wooden door leading to:

**Living Room:** Wooden laminate flooring. Double glazed windows to front aspect. Blinds to windows. Wooden door leading to:

**Open Plan Kitchen/Dining Area:** Laminate flooring. Double glazed sliding rear doors.

**Kitchen Area:** A range of high gloss white wall and base units. Stainless steel hob and cooker. Space for washing machine and fridge/freezer. Integrated dishwasher. Tile work surround. Double glazed windows to rear aspect.

**Stairs to first floor:**

**First Floor Landing:** Double glazed window

Wooden door leading to:

**Bathroom:** Wooden laminate flooring. Heated towel rail to wall. Bath with shower over. Tile work surround. Wash hand basin. Low level W.C. Double glazed frosted window to rear aspect. Extractor fan. Airing cupboard with three tier shelving inside. Wooden door leading to:

**Bedroom Two:** Double glazed windows to rear aspect. Wooden door leading to:

**Master Bedroom:** Double glazed windows to front aspect. Wooden door leading to:

**Bedroom Three:** Single bedroom. Double glazed windows to front aspect.

**Garden:** Fully enclosed garden. Large area laid to lawn

