

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 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	£925.00
Dilapidation deposit	£1025.00

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

**CURRENT COUNCIL TAX BANDING:** A **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 plans 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 south along South Bar and onto the Oxford Road, taking the second right turn into the Bloxham Road

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

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**50a Bloxham Road**

**Banbury**

**Oxon**

**OX16 9JR**

**£925 pcm - Available 10th June**



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





## DESCRIPTION:

UPVC double glazed front door leading to:

**Entrance Porch:** Radiator to wall. Wooden coat hanging plinth. Archway leading through to:

**Living Area:** Carpeted throughout. Double glazed windows to front aspect. Cupboard understairs.

**Hallway:** Carpeted flooring.

**Cupboard Understairs:** Carpeted and decorated. Light fitting inside.

**Kitchen:** Tile effect vinyl flooring. A range of light wooden wall and base units. Marble effect worktop. Stainless steel sink unit. Gas hob and cooker. Extractor hood. Tile work surround. Gas combination boiler to wall. Double glazed windows to rear aspect overlooking garden.

**Stairs to first floor:** Carpeted. Window to side aspect.

Cupboard overstairs

**Bathroom:** Tile effect vinyl flooring. Towel rail to wall. Low level W.C. Wash hand basin. Bath with mixer tap shower connection. Bifolding shower screen. Tile work surround. Shaver light socket. Double glazed windows to rear aspect.

**Airing Cupboard:** Housing hot water tank. Wooden shelving inside.

**Bedroom:** Carpeted. Double wooden doors leading to fitted wardrobe with hanging space and shelving inside. Double glazed window to front aspect.

**Rear Garden:** Area laid to patio. Large area laid to blue slate.



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

**Entrance Porch | Living Area | Kitchen | Bathroom | Bedroom | Off Road Parking for One Vehicle**

Located within a five minute walk of Banbury Town Centre, a well presented one bedroom semi-detached house with the benefit of off road parking for one vehicle, double glazing and gas radiator heating.