



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 (02019)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	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	£1195.00
Dilapidation deposit	£1295.00

**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 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 east through the High Street and into George Street. At the traffic lights turn left into Lower Cherwell Street and then right over the railway bridge into Middleton Road. Turn left just after Tesco Express into Daventry Road which continues into manor Road and Grimsbury Green. Turn right into Fowler Road.

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

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34 Fowler Road

Banbury

Oxon

OX16 3WB

£1195 pcm - Available Immediately



**Stanbra Powell**

Estate Agents  
Valuers  
Property Lettings



## DESCRIPTION:

### Ground Floor:

**Entrance Hall:** Laminate flooring. Radiator

**Kitchen:** A range of light wood, wall and base units with marble effect work top. Tiled to splashback. Electric oven and four ring ceramic hob with stainless steel extractor fan over. Inset stainless steel sink unit. Space for washing machine. Ceramic tiled floor.

**Living room:** Modern laminate flooring. French doors leading to enclosed rear garden. Radiator.

### First floor:

Landing leading to :-

**Bathroom:** Bath with mixer tap shower connection over. Wash hand basin, low level WC and ceramic tiled floor. Window.

**Bedroom One** to rear with radiator and good sized wardrobe.

**Bedroom Two** to front aspect with radiator

**Outside:** Gardens to the front and rear. The rear garden is laid mainly to lawn with fencing to all sides.

**Garage** in a block nearby.



## *A neatly presented two bedroom property*

**Entrance Hall | Kitchen | Living room | Bathroom | Two bedrooms | Garden | Garage with parking space in front | Gas radiator heating | Double glazing**

Located in this popular residential area of Banbury, an unfurnished semi-detached house with the benefit of gas heating, double glazing and a garage situated in a block nearby. There is roadside parking, together with a parking space in front of the garage.

