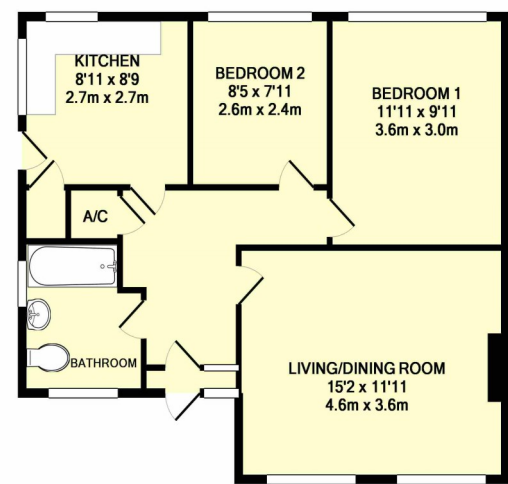


Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

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: 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.

DIRECTIONS: From Banbury Cross proceed south on the Oxford Road; continue past the Horton General Hospital and take the right hand turn into Grange Road; left into Timms Road and right into Harrowby Road.

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

Tel: 01295 221100 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk



Stanbra Powell | Estate Agents
Valuers
Property Lettings

12 Harrowby Road
Banbury
Oxon
OX16 9EJ
£1250 - Available 26th November



DESCRIPTION:

Accommodation:

Access via UPVC double glazed door to entrance porch.
Single glazed wooden door to;

Entrance hallway: Cupboard housing electric fuse box.
Single panel radiator. Doors to all accommodation. Access to loft. Airing cupboard housing hot water tank.

Living room: Plenty of space for table and chairs and sofas.
Two UPVC double glazed windows to front aspect. Two single panel radiators. Gas point for gas fire.

Kitchen: Range of base and eye level units. Roll top work surface. Built-in stainless steel sink unit. Tile splashbacks. Space for cooker. Space for washing machine. Space for fridge/freezer. Wall mounted boiler. Pantry cupboard. Shelving. UPVC double glazed window to side aspect. UPVC double glazed door to side aspect. Wooden double glazed window to rear aspect.

Bedroom one: Single panel radiator. UPVC double glazed window overlooking garden.

Bedroom two: Single panel radiator. UPVC double glazed window overlooking garden.

Bathroom: Three piece white suite comprising of low level WC, wash hand basin and panelled bath with electric shower over. Tile splashbacks. UPVC double glazed windows to side and front aspects. Single panel radiator. Vinolay flooring.

Outside:

Front: Driveway for one vehicle. The rest is laid to lawn. Enclosed by low level wall.

Rear garden: Access from the kitchen. Side passageway, gated side access to front of the property. Large patio area with hard standing for two sheds. The rest is laid to lawn with some flower and shrub borders and enclosed by timber panel fencing.



A two bedroom semi detached bungalow

Entrance porch | Entrance hall | Living/Dining room | Kitchen | Two bedrooms | Bathroom | Rear garden | Driveway | Gas central heating | Double glazing

Located on the much sought after Timms's estate is this two bedroom semi detached bungalow offering off road parking, and good size rear garden.