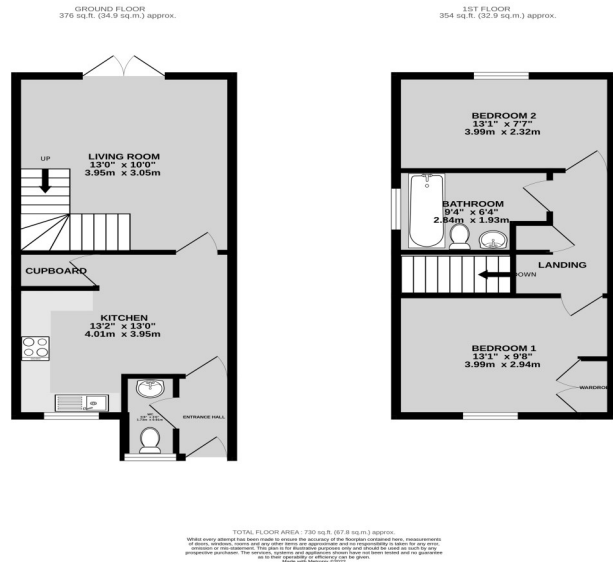




Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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	£1250.00
Dilapidation deposit	£1360.00

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 along North Bar. Take the left turn onto Warwick Road B4100 and continue along this Road for approximately 1 mile. Buckhurst Drive can be found on the right hand side, past Sainsbury’s.



4 Buckhurst Close
Banbury
Oxon
OX16 1JT

£1250 pcm - Available 8th December



Stanbra
Powell

Estate Agents
Valuers
Property Lettings





An immaculate presented two bedroom property

Entrance Porch | Downstairs W.C | Kitchen/Dining Area | Living Room | Bathroom | Two Bedrooms | Garden | Off-Road Parking for two Vehicles

Within comfortable distance of many amenities, a spacious executive home enjoying a cul-de-sac position

DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Porch: Tiled flooring.

Downstairs Cloakroom: Tiled flooring throughout. Wash basin. Low level W.C. Heated towel rail to wall. Double glazed window to front aspect. Extractor fan to ceiling.

Kitchen/Dining Area: Tiled flooring throughout. A range of light grey, high gloss wall and base units. Gas hob. Electric cooker and grill. Integrated fridge/freezer. Integrated dishwasher. Stainless steel sink unit. Double glazed windows to front aspect. LED spot lights to ceiling. RCD unit to wall.

Storage Cupboard: Tiled flooring. Power charge unit for vehicle and solar panels to roof.

Living Room: Wood effect laminate flooring throughout. French double glazed doors over looking garden. Double glazed windows to side aspect.

Stairs to first floor: Laid to carpet.

First Floor Landing: Smoke alarm to ceiling.

Storage Cupboard: Housing gas combination boiler.

Bathroom: Suite comprising of wash hand basin, low level W.C and kidney shaped bath with electric shower over. Double glazed window to side aspect. Tile work surround. Heated towel rail to wall.

Bedroom Two: Double glazed windows to rear aspect.

Master Bedroom: Fitted wardrobes. Double glazed windows to front aspect.

Garden: Storage unit. Patio area.

