



TOTAL FLOOR AREA: 348 sq ft (32.3 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, floors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The property is shown and depicted as it is, and is not intended to be a representation of the property as it may be shown. Made with Metaphor ©2025

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.

EPC Pending

Should you wish to proceed with the tenancy of this property, the following charges would apply:

First months rent in advance £895.00

Deposit £995.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: TBC **LOCAL AUTHORITY:** Daventry 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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8 Cherwell Terrace

Woodford Halse

Northants, NN11 3RW

£895 pcm (includes water and internet)

Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

UPVC double glazed front door leading to:

Open Plan Kitchen/Living Area: A range of high gloss light grey wall and base units. Stainless steel splash-back. Extractor fan. Stainless steel sink unit. Tile work surround. Wooden grey laminate flooring throughout. Wooden effect worktop. Electric hob and cooker. Washing machine. Space for fridge/freezer. Double glazed window to front aspect. Further double glazed frosted windows to side aspect. Steps leading to:

Hallway: Wooden door leading to:

Bathroom: Tiled flooring. Tiled floor to ceiling. Heated towel rail to wall. Wash hand basin. Low level W.C. Bath with shower over. Shower rail and curtain. Double glazed window to side aspect. Wooden door leading to:

Bedroom: Electric radiator to wall. Double glazed windows to side aspect. Double glazed rear door. Wooden door leading to storage cupboard housing RCD unit and electric boiler.



A newly presented one bedroom semi detached property

Open Plan Kitchen/Living Area | Bedroom | Bathroom | On Road Parking

A newly presented one bedroom semi-detached conversion with the benefit of double glazing, electric radiator heating