



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 misstatement. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 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	£995.00
Dilapidation deposit	£1095.00

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 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 at the next set of lights turn right over the railway bridge into the Middleton Road. Take the fourth turning left into Old Daventry Road and first left into Manor Road which leads into Grimsbury Green. Take the first left into Earlstoke Close.

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26 Earlstoke Close

Banbury

Oxon

OX16 3WL

£995 pcm - Available 10th January



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Ground Floor:

Entrance lobby leading to;

Open plan living room and kitchen.

Living area: Stairs rising off to the first floor, Laminate wood flooring, electric heater, double glazed window to front aspect. Walkway through to:

Kitchen: Comprehensive range of white fronted wall and base units. Sink unit and drainer, integrated gas hob, electric oven and extractor. Space and plumbing for washing machine, space for fridge/freezer. Useful under-stairs cupboard. Door to garden.

First Floor:

Landing with access to loft.

Bedroom: Double bedroom with electric heater and shelving to one wall.

Bathroom: White suite comprising off a panelled bath with electric shower over, wash hand basin and WC. Tiling to splashback areas, extractor and electric heater.

Outside:

Enclosed Rear garden, laid to lawn, patio area and timber shed.

To the front of the property is a small area laid to lawn and a Driveway for two vehicles.



A modern property within easy access of many amenities

Entrance Lobby | Lounge | Kitchen | Double Bedroom | Bathroom | Electric Heating|
Double Glazing| Enclosed rear garden | Small garden to front| Driveway for two vehicles

Occupying a cul de sac position on the East side of Banbury, a one bedroom end of terrace house. The property is within walking distance of the town centre and railway station. Junction 11 of the M40 is also easily accessible.