



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	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	£1495.00
Dilapidation deposit	£1595.00

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 east through the High Street and upon reaching the T-junction turn left into Lower Cherwell Street, immediately right over the railway bridge and after passing the railway bridge, take the first left turn at the traffic lights into Waterloo Drive which proceeds into Wellington Avenue. Take the right turn into Colville Walk

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

Tel: 01295 221100 Fax: 01295 224805 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk



7 Colville Walk
Banbury
Oxon
OX16 3NF

£1495 pcm - Available 9th February



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



UPVC double glazed front door leading to:

Entrance Hall: Wooden laminate flooring throughout. Double glazed window to side aspect.

Downstairs W.C: High quality low level W.C and wash basin. Mirror to wall. Window to front aspect.

Living Area (15'6" x 12'1"): Wooden laminate flooring throughout. Neutrally decorated. Double glazed windows to front aspect.

Open Plan Kitchen/Dining Area (15'1" x 10'): Tiled flooring throughout. A modern range of high quality wall and base units. Marble effect worktop. Integrated fridge and dishwasher. Marble effect sink. Oven, grill and gas hob. Extractor hood. Double glazed windows to rear aspect. Breakfast room dresser. Side unit. Double glazed rear door to side. Door to understairs cupboard housing boiler.

Conservatory (10'5" x 10'1"): Overlooking rear garden.. Table and chairs supplied.

Stairs to First Floor:

First Floor Landing: Double glazed window to side aspect.

Bedroom Three (8'10" x 6'2"): Double glazed window to rear aspect.

Bedroom Two (8'10" x 8'9"): Double glazed windows to rear aspect.

Bathroom: Tiled flooring. Heated towel rail to wall. High quality suite comprising low level W.C, wash basin, bath with mixer tap shower connection. Spot light fittings to ceiling. Extractor fan to ceiling. Double glazed window to side aspect.

Airing Cupboard: Plenty of storage.

Main Bedroom (10'3" x 10'): Double glazed windows to front aspect. Radiator to wall. Wooden door leading to:

En-suite shower room: High quality suite comprising shower cubicle, basin and W.C. Double glazed windows to side aspect.

Garage (18'8" x 8'2"): With up and over door. Large storage area.

Fully enclosed Rear Garden: Area laid to patio. Area laid to lawn.

A rent Guarantor will be required in most circumstances



An immaculately presented three bedroom detached property

Entrance Hall | Downstairs WC | Living Area | Kitchen/Dining Area | Conservatory | Three Bedrooms | En-Suite | Garage | Fully enclosed Rear Garden | Off Road Parking

Conveniently located for Town Centre, Railway Station and M40, a modern, well presented three bedroom detached home

Banbury

The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone, Oxford and Birmingham New Street. Very attractive countryside and places of historical interest are also easily accessible.