

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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	£1300.00
Deposit	£1400.00

**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 di-mensions 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.



108 Neithrop Avenue

Banbury

Oxon

OX16 2NJ

£1300 pcm - Available early January



Stanbra  
Powell

Estate Agents  
Valuers  
Property Lettings







## *A well presented three bedroom semi-detached property*

**Entrance Porch | Entrance Hall | Living Room | Dining Area | Kitchen | Three Bedrooms | Bathroom | Gardens | Garage | Off-Road Parking for One Vehicle**

Located to the north side of town a well presented three bedroom semi-detached property with the benefit of off-road parking for one vehicle

UPVC double glazed sliding door leading to:

**Entrance Porch:** Aluminium double glazed front door leading to:

**Main Entrance Hall:** Wooden laminate flooring throughout. Smoke alarm to ceiling.

**Living Room:** Carpet to flooring. Gas fireplace. Stone hearth and surround. Double glazed windows to front aspect. Archway leading through to:

**Dining Area:** Wooden laminate flooring throughout. Double glazed windows to rear aspect.

**Kitchen:** Wooden effect vinyl flooring. Gas stainless steel hob and cooker. Stainless steel sink unit. A range of light grey base and glass fronted wall units. Marble effect worktop. Stainless steel sink unit. Freestanding washing machine and fridge freezer (the Landlord will not accept any responsibility for repairs should this be used by the tenant and if deemed irreparable it will not be replaced). Double glazed windows to side aspect. Double glazed rear door. Cupboard understairs with shelving inside. Double glazed window to side.

**Stairs to first floor:** Full carpeted.

**First Floor Landing:** Double glazed window to side aspect.

**Bathroom:** Wooden effect vinyl flooring. Heated towel rail. Wash hand basin. Low level W.C. Bath with mixer tap shower connection. Double glazed frosted window to side aspect.

**Bedroom Two:** Carpet to flooring Double glazed windows to rear aspect. Cupboard housing boiler.

**Master Bedroom:** Double glazed windows to front aspect.

**Bedroom Three:** Double glazed windows to front aspect.

Small area of garden to front

**Rear Garden:** Small shed.

**Garage:** With up and over door

