



THE GREEN WARMINGTON OX17
£2,000 PER MONTH AVAILABLE 18/12/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

The Green Warmington OX17

£2,000 Per Month
Furnished

 **3 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- 2 Bedrooms, - Open Plan living, - Two bathrooms, - Parking, - Long/Short Let, - Water, Heating, Hot water and WIFI included, - Furnished, - 1 further bedroom that can be used as an office., - Newly Fitted Kitchen

Council Tax

Council Tax Band E

Hamptons

44 Market Place
Banbury, OX16 5NW
01295 277882
banburylettings@hamptons.co.uk
www.hamptons.co.uk

{ COSY THREE BEDROOM, FURNISHED COTTAGE IN A VILLAGE LOCATION

The Property

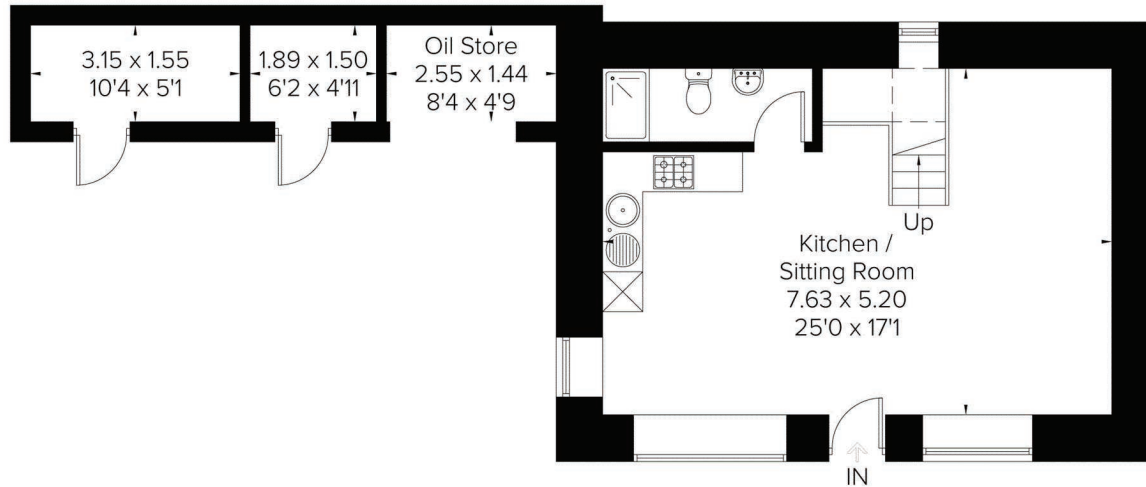
This barn conversion has two furnished bedrooms and a further bedroom that can be used as an office, two bathrooms and is furnished and ready to move into, located in Warmington near Banbury. The accommodation includes an open plan living room area with newly fitted kitchen and also a downstairs shower room. The living room has a wood burner and some utility bills are included. Flexible tenancy term.

Location

Warmington is an attractive conservation village between Banbury and Warwick. The village has a public house and a prominent Church. There are good shopping facilities at the nearby centres of Banbury and Warwick. Connections to the area include the M40 motorway nearby and a regular train service to London and Birmingham.



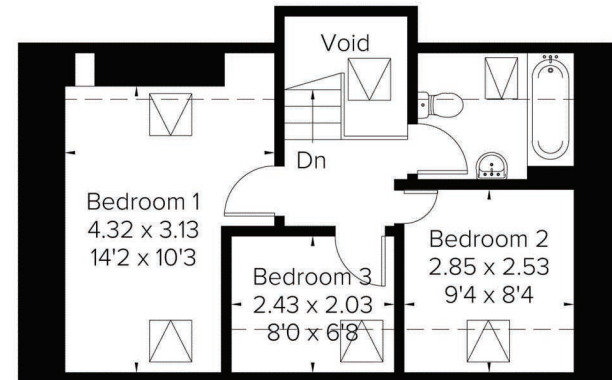
Approximate Area = 77.0 sq m / 829 sq ft (Excluding Void)
 Outbuilding = 11.6 sq m / 125 sq ft
 Total = 88.6 sq m / 954 sq ft
 Including Limited Use Area (9.3 sq m / 100 sq ft)



Ground Floor

Area = 41.9 sq m / 451 sq ft
 (Limited Use Area = 2.1 sq m / 23 sq ft)

= Reduced head height below 1.5m



First Floor

Area = 35.1 sq m / 378 sq ft
 (Limited Use Area = 7.2 sq m / 77 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 232381

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

