

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA

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WOODGREEN AVENUE, BANBURY, OXON, OX16 0AY

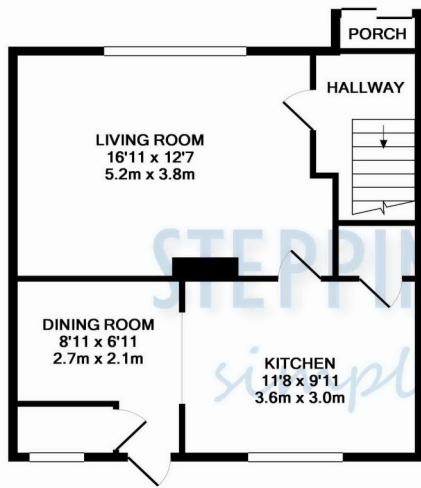
£1,295pcm



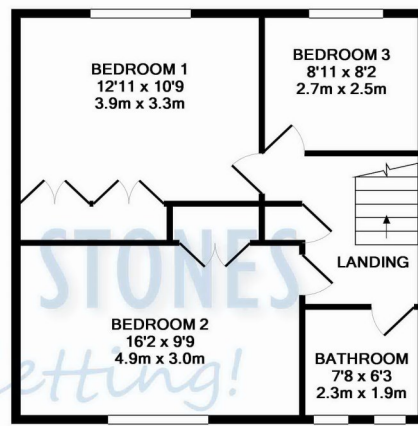
A spacious three bedroom mid terrace house which has been finished to a very high standard. This property benefits from being situated in popular residential area, as well as having a large enclosed garden and gas central heating. EPC Rating: D. **Available: 5th June.**

- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Spacious living
- Built in wardrobes
- Enclosed rear garden





GROUND FLOOR  
APPROX. FLOOR  
AREA 484 SQ.FT.  
(44.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 962 SQ.FT. (89.4 SQ.M.)

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 mis-statement. 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  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,295.00  
TOTAL DEPOSIT: £ 1,494.23  
HOLDING DEPOSIT: £ 298.84

Holding deposit is payable when the application is made and is deducted from the initial rent if the application is successful.

**Please Note:** This is **non-refundable** should any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

#### Important Notice

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. Stepping Stones 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 floorplans 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.

**BEDROOM ONE:** 12'11 x 10'9 Window to front aspect. Two built in double wardrobes.

**BEDROOM TWO:** 16'2 x 9'9 Window to rear aspect. Built in double wardrobe.

**BEDROOM THREE:** 8'11 x 8'2 Window to front aspect.

**BATHROOM:** 7'8 x 6'3 Windows to rear aspect. Slate flooring. White suite comprising bath with shower over, wash hand basin recessed into vanity unit and w/c. Mirrored wall unit with built in light.

**LANDING:** Loft access. Boiler cupboard. Stairs leading down to;

**HALLWAY:** Door to porch.

**PORCH:** Sliding door to front aspect.

**LOUNGE:** 16'11 x 12'7 Window to front aspect. Electric fire in polished stone fireplace and hearth.

**KITCHEN:** 11'8 x 9'11 A range of fitted white high gloss units and grey work tops. Grey tile floor and window to rear aspect. Four ring electric hob with electric oven below and extractor hood above. Built in dishwasher.

**DINING ROOM:** 8'11 x 6'11 Door to rear aspect.

**CLOAKROOM:** Window to rear aspect. White suite comprising wash hand basin and w/c.

**GARDEN:** Gravel seating area. Laid to lawn with well stocked borders. Shed.

**HEATING:** Gas central heating

**PARKING:** On street car parking

**COUNCIL TAX:** Band B

**EPC RATING:** D

**REFERENCE:** 706

