

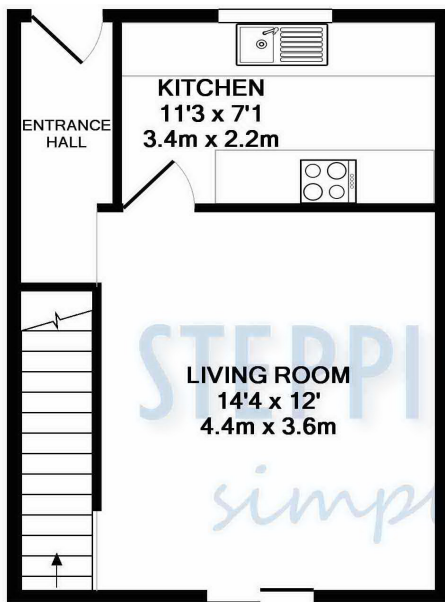
STEPPING STONES

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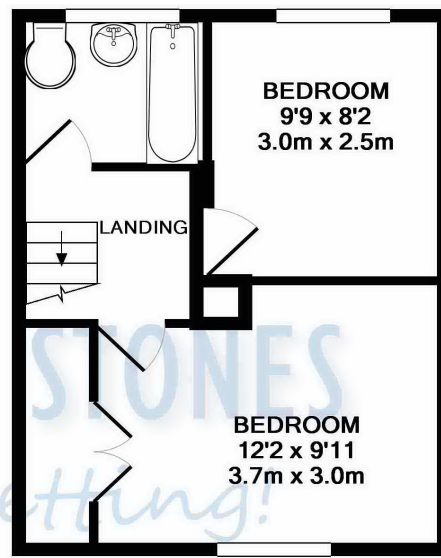


A beautifully presented two bedroom terraced property situated in a popular village location. The property benefits from having an enclosed rear garden, a single garage in block and is close to local amenities. EPC Rating: C. **Available: 8th July.**

- 2 Bedrooms
- 1 Bathroom
- Enclosed rear garden
- Electric heating
- Village location
- Single garage



GROUND FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 286 SQ.FT.
(26.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 604 SQ.FT. (56.1 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		96 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,075.00
TOTAL DEPOSIT: £ 1,240.38
HOLDING DEPOSIT: £ 248.07

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).

ENTRANCE HALL: Door to front aspect.
KITCHEN: 11'3 x 7'1 Window to front aspect. Range of floor fitted and wall mounted units with worktops over. Four ring electric hob with oven below and extractor hood above.
LOUNGE: 14'4 x 12' French doors leading to rear garden.
BEDROOM ONE: 12'2 x 9'11 Built in wardrobes. Window to rear aspect.
BEDROOM TWO: 9'9 x 8'2 Window to front aspect.
BATHROOM: Classic white suite comprising bath with shower over, wash hand basin and w/c. Window to front aspect.
GARDEN: Enclosed rear garden that is tiered. It has a patio area and then the rest is laid to lawn.
HEATING: Electric heating
PARKING: On street car parking with a single garage in block.
COUNCIL TAX: Band B
REFERENCE: 120
EPC RATING: C

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.

