

STEPPING STONES

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JENKINSON ROAD, BANBURY, OXON, OX16 1JL

£1,450pcm

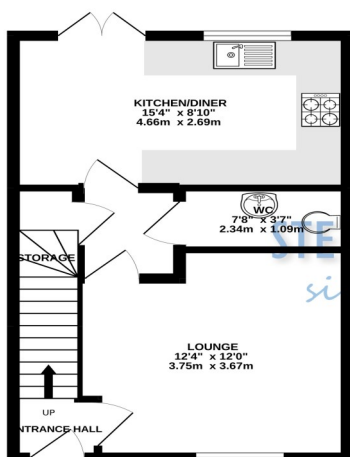


A recently built three bedroom semi detached family home on the popular Hanwell Chase development situated within close proximity to the M40 and is close to local schooling. The property benefits from having an open plan kitchen/diner, en suite to the master bedroom, has plenty of storage space and gas central heating.

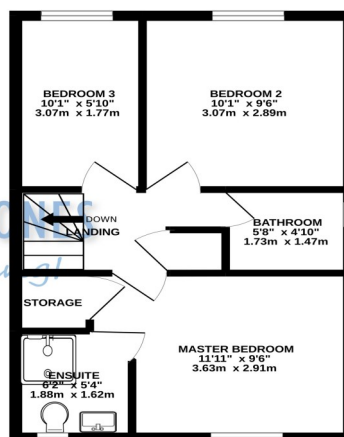
EPC Rating: B. **28th June.**

- 3 Bedrooms
- 2 Bathrooms
- Gas central heating
- Driveway car parking
- Integrated appliances
- Enclosed rear garden

GROUND FLOOR
349 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metredec (2022)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,450.00
 TOTAL DEPOSIT: £ 1,673.07
 HOLDING DEPOSIT: £ 334.61

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.

ENTRANCE HALL: Door to front aspect.
LOUNGE: 12'4 x 12' Window to front aspect.
KITCHEN/DINER: 15'4 x 8'10 Window and patio doors to rear aspect leading to the garden. Recently fitted kitchen comprising floor and wall mounted units. Four ring gas hob with oven below and extractor above. Integrated fridge/freezer and washing machine.
BEDROOM ONE: 11'11 x 9'6 Window to front aspect. Built in storage cupboard.
EN SUITE: Window to front aspect. Modern fitted suite comprising shower cubicle, wash hand basin and low level w/c.
BEDROOM TWO: 10'1 x 9'6 Window to rear aspect.
BEDROOM THREE: 10'1 x 5'10 Window to rear aspect.
BATHROOM: Window to side aspect. Recently fitted modern suite comprising bath, wash hand basin and low level w/c.
GARDEN: Enclosed rear garden that will be laid to lawn.
HEATING: Gas central heating
PARKING: Driveway car parking for 2-3 vehicles.
COUNCIL TAX: Band C
EPC RATING: B
REFERENCE: 816

