

# STEPPING STONES

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

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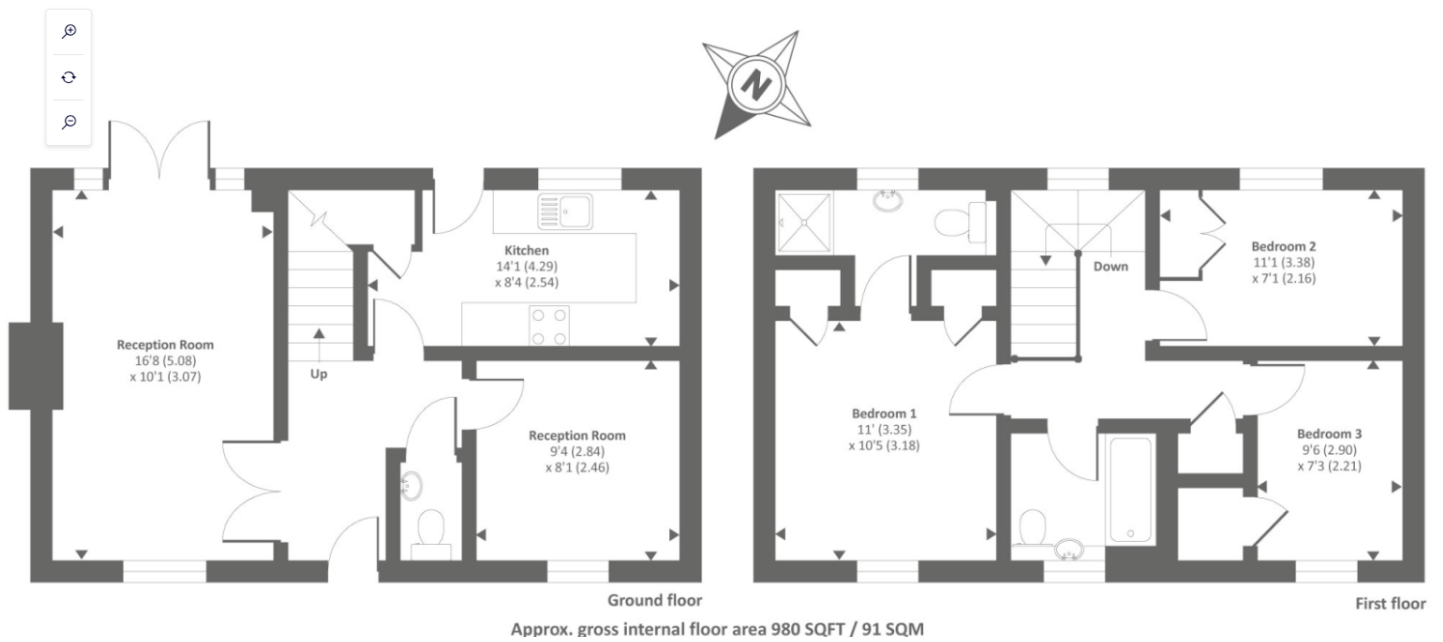
LORD ELWOOD ROAD, BANBURY, OXON, OX16 1EX

£1,550pcm



A well presented, spacious three bedroom detached family home. This property benefits from driveway car parking for two vehicles with separate single garage, gas central heating and built in storage in each of the bedrooms. EPC Rating: C. **Available: 26th July**

- 3 Bedrooms
- Enclosed rear garden
- Driveway car parking
- 2 Bathrooms
- Gas central heating
- Built in wardrobes



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

RENT: £ 1,550.00  
 TOTAL DEPOSIT: £ 1,788.46  
 HOLDING DEPOSIT: £ 357.69

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).

**BEDROOM ONE:** 11' x 10'5 Window to front aspect. Built in wardrobes.

**EN SUITE:** Window to rear aspect. White suite comprising shower cubicle, low level w/c and wash hand basin.

**BATHROOM:** Window to front aspect. Comprising white suite of shower cubicle, wash hand basin and low level w.c.

**BEDROOM TWO:** 11'1 x 7'1 Window to rear aspect. Built in wardrobe.

**BEDROOM THREE:** 9'6 x 7'3 Window to front aspect. Built in cupboard.

**CLOAKROOM:** White suite comprising low level w/c and wash hand basin.

**KITCHEN:** 11'1 x 7'1 Window to rear aspect. A range of floor and wall mounted units with worktops over.

**LIVING ROOM:** 16'8 x 10'1 Window to front aspect and patio doors to rear.

**DINING ROOM:** 9'4 x 8'1 Window to front aspect.

**GARDEN:** Large garden laid to lawn with patio area.

**PARKING:** Driveway car parking with single garage.

**COUNCIL TAX:** Band D

**REFERENCE:** 821

**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.

