

STEPPING STONES

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FRENSHAM CLOSE, BANBURY, OXON, OX16 1FQ

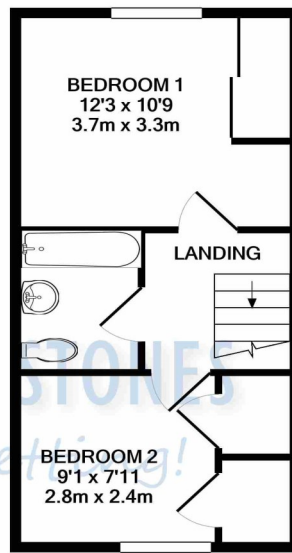
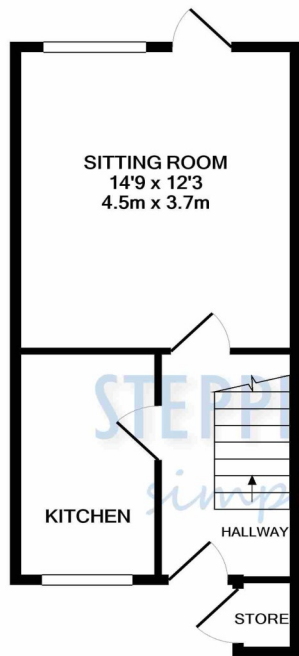
£1,200pcm



A two bedroom house situated in a popular residential area. The property benefits from having a single garage, gas central heating and an enclosed rear garden.

EPC Rating: C. Available: 16th August.

- 2 Bedrooms
- 1 Bathroom
- Single garage
- Gas central heating
- Enclosed rear garden
- Popular residential area



GROUND FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 308 SQ.FT.
(28.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 624 SQ.FT. (57.9 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front aspect. Outdoor storage cupboard.

LOUNGE: 14'9 x 12'3 Window and door to rear aspect

KITCHEN: Window to front aspect. Modern wall mounted and floor fitted white high gloss units with worktops over. Four ring gas hob and oven below. Extractor hood above. White tiles to splash back areas.

BEDROOM ONE: 12'3 x 10'9 Window to rear aspect. Double mirrored sliding wardrobes.

BEDROOM TWO: 9'1 x 7'11 Window to front aspect. Built in airing cupboard and built in storage.

BATHROOM: Comprising white suite with low level w/c, wash hand basin and bath with shower over. Tiled splash back areas.

GARDEN: Enclosed rear garden with a patio area and the rest is laid to lawn.

HEATING: Gas central heating.

PARKING: Single garage in block to the rear and driveway parking to the front for one vehicle.

EPC RATING: C

COUNCIL TAX: Band B

REFERENCE: 322

RENT: £ 1,200.00

TOTAL DEPOSIT: £ 1,384.61

HOLDING DEPOSIT: £ 276.92

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.

