

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA
Telephone: 01295 275909 • Email: info@steppingstonesletting.com



An attractive two bedroom terraced house located within walking distance of the town centre and train station. The property benefits from having an enclosed rear garden, white goods in the kitchen and gas central heating.

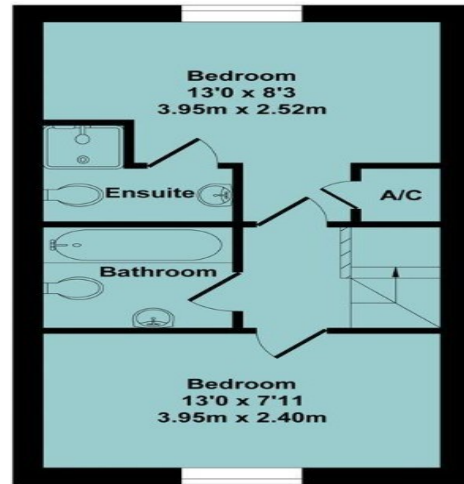
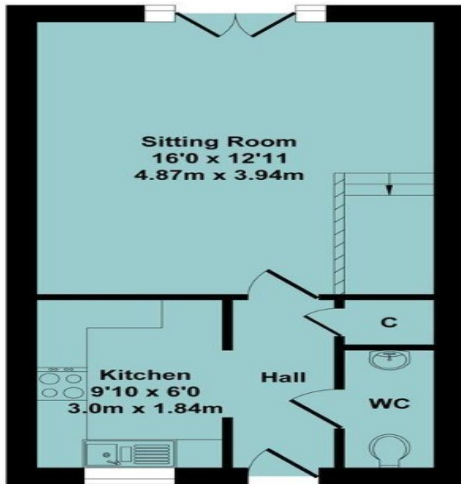
EPC Rating: C. Available: 2nd August.

- 2 Bedrooms
- 2 Bathrooms
- Gas central heating
- White goods included
- Enclosed rear garden
- Walkable to the train station

Ground Floor
Approx. Floor
Area 338 Sq.Ft.
(31.40 Sq.M.)



First Floor
Approx. Floor
Area 338 Sq.Ft.
(31.40 Sq.M.)



Total Approx. Floor Area 676 Sq.Ft. (62.80 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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		

RENT: £ 1,250.00
TOTAL DEPOSIT: £ 1,442.30
HOLDING DEPOSIT: £ 288.46

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. Built in storage cupboard.

CLOAKROOM: Low level w/c and wash hand basin.

KITCHEN: 9'10 x 6'0 Window to front aspect. Modern suite comprising floor and wall mounted units with worktops over. Four ring gas hob with oven below and extractor hood above. Washing machine. Fridge/freezer.

SITTING ROOM: 16'0 x 12'11 French doors to rear aspect.

BEDROOM ONE: 13'0 x 8'3 Window to rear aspect. Built in airing cupboard.

EN SUITE: White suite comprising shower cubicle, wash hand basin and low level w/c.

BEDROOM TWO: 13'0 x 7'11 Window to front aspect.

BATHROOM: Modern white suite comprising bath with shower over, low level w/c and wash hand basin.

GARDEN: Patio area and the rest is laid to lawn. Gate access.

HEATING: Gas central heating

PARKING: One allocated car parking space to the rear of the property

COUNCIL TAX: Band C

EPC RATING: C

REFERENCE: 284

