

STEPPING STONES

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PARKLANDS, BANBURY, OXON, OX16 2SZ

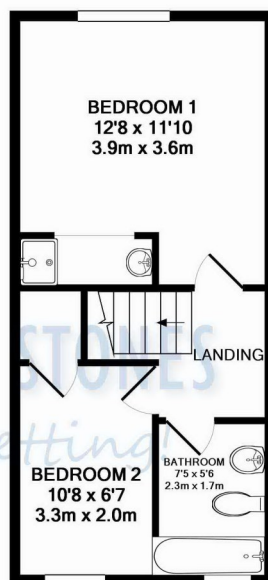
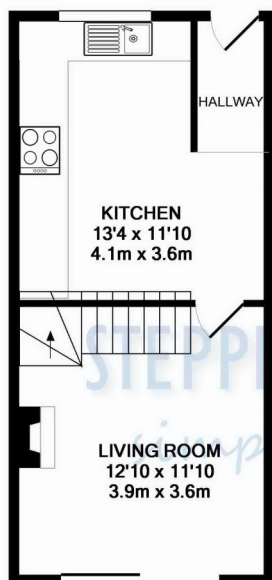
£1,200pcm



A spacious two bedroom terraced house situated in a popular residential area and is within walking distance to the town centre and train station. The property benefits from having a brand new kitchen, allocated car parking space, an enclosed rear garden and gas central heating.

EPC Rating: C. Available: 26th August.

- 2 Bedrooms
- 2 Bathrooms
- Close to amenities
- Gas central heating
- Close to the town centre
- Pets considered



GROUND FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 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		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front aspect.

LOUNGE: 12'10 x 11'10 French doors to rear aspect. Stairs leading to;

KITCHEN: 13'4 x 11'10 Window to front aspect. Brand new kitchen comprising of fitted floor and wall mounted units. Four ring gas hob with oven below and extractor hood above.

BEDROOM ONE: 12'8 x 11'10 Window to front aspect.

Entrance leading to;

EN SUITE: 6'6 x 2'5 Comprising suite of shower cubicle and wash hand basin.

BEDROOM TWO: 10'8 x 6'7 Window to rear aspect.

BATHROOM: 7'5 x 5'6 Window to rear aspect. White suite comprising bath, wash hand basin and w/c.

GARDEN: Laid to lawn with patio area. Garden shed. Gate for rear access.

HEATING: Gas central heating

PARKING: Allocated car parking for one vehicle

COUNCIL TAX: Band C

EPC RATING: C

REFERENCE: 441

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.

