

STEPPING STONES

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FRENSHAM CLOSE, BANBURY, OXON, OX16 1FQ

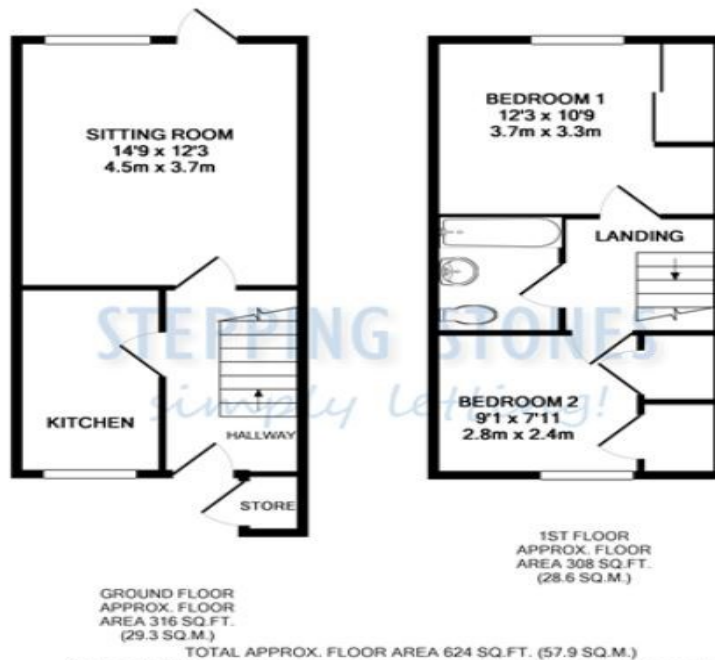
£1,200pcm



A two bedroom terraced property situated in a popular residential area close to local schooling and amenities. The property benefits from having gas central heating, an enclosed rear garden and single garage to the rear in block.

EPC Rating: To be confirmed. **Available: 16th September.**

- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Single garage
- Enclosed rear garden
- Private parking space



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

EPC TO BE CONFIRMED

ENTRANCE: Door to front aspect. Under stairs storage cupboard.

KITCHEN: Window to front aspect. Floor and wall mounted units with worktops over. Four ring gas hob with oven below and extractor hood above.

SITTING ROOM: 14'9 x 12'3 Window and patio door to rear garden.

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

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

BATHROOM: White suite comprising bath with shower over, low level w/c and wash hand basin. Heated towel rail.

GARDEN: Front garden laid to lawn with built in storage cupboard. Enclosed rear garden has a patio area and the rest is laid to lawn. Gate access to the garage.

HEATING: Gas central heating

PARKING: One allocated private car parking space with a single garage in block.

COUNCIL TAX: Band B

EPC RATING: To be confirmed

REFERENCE: 600

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.

