

STEPPING STONES

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BAILEY ROAD, BANBURY, OXON, OX16 1HW

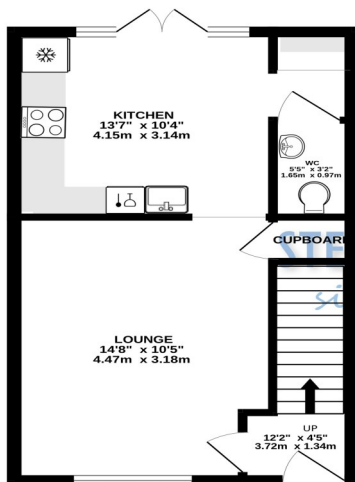
£1,300pcm



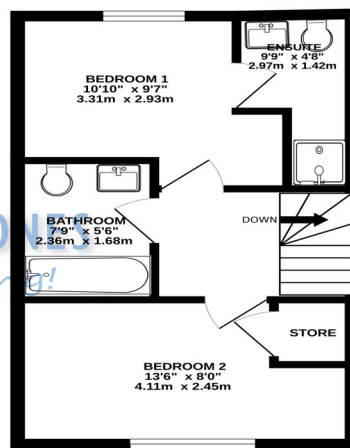
An immaculately presented two bedroom semi detached property built in 2021 located on the popular Banbury Rise development. The property benefits from having integrated kitchen appliances, a utility area, an enclosed rear garden and two allocated car parking spaces. EPC Rating: B. **Available: 30th August.**

- 2 Bedrooms
- 2 Bathrooms
- Gas central heating
- Integrated appliances
- Enclosed rear garden
- High specification

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



STEPPING STONES
Simply Letting!

TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 capability or efficiency can be given. Made with Metropix (2024)

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front aspect.
LOUNGE: 14'8 x 10'5 Window to front aspect. Built in cupboard.
KITCHEN/DINER: 13'7 x 10'4 Patio doors to rear aspect. Modern kitchen comprising floor and wall mounted units with worktops over, four ring gas hob with oven below and extractor hood above. Integrated fridge/freezer and dishwasher.
UTILITY AREA: Wall mounted unit and washing machine.
CLOAKROOM: Low level w/c and wash hand basin.
BEDROOM ONE: 10'10 x 9'7 Window to rear aspect.
EN SUITE: Modern white suite comprising shower cubicle, wash hand basin and low level w/c.
BATHROOM: Modern white suite comprising low level w/c wash hand basin and bath with shower over.
BEDROOM TWO: 13'6 x 8'0 Window to front aspect. Built in storage cupboard.
GARDEN: Paved enclosed rear garden. Garden shed.
HEATING: Gas central heating
PARKING: Two allocated car parking spaces
COUNCIL TAX: Band C
EPC RATING: B
REFERENCE: 503

RENT: £ 1,300.00
 TOTAL DEPOSIT: £ 1,500.00
 HOLDING DEPOSIT: £ 300.00

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.

