

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA

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QUEEN STREET, MIDDLETON CHENEY, OXON, OX17 2NP

£1,325pcm



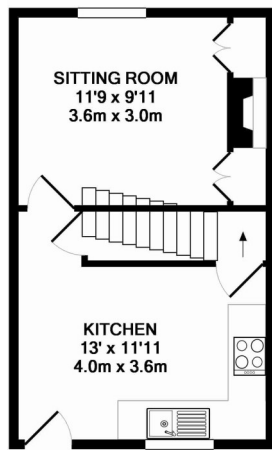
A well presented three bedroom character cottage situated in popular village location. The property benefits from having gas central heating, an enclosed garden and many character features.

EPC Rating: D. Available: Now

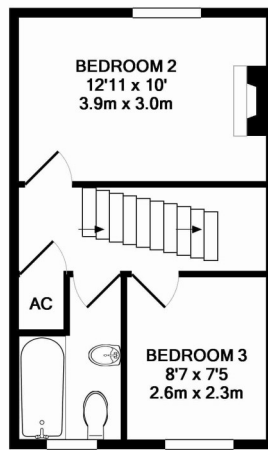
- 3 Bedrooms
- Enclosed garden
- Village location
- 2 Bathrooms
- Gas central heating
- Built in wardrobe

VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA



GROUND FLOOR
APPROX. FLOOR
AREA 282 SQ.FT.
(26.2 SQ.M.)



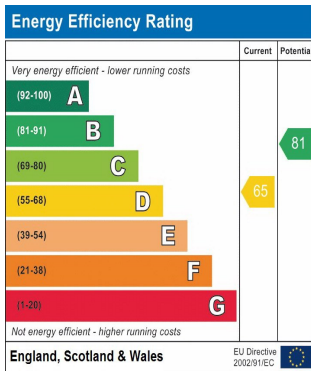
1ST FLOOR
APPROX. FLOOR
AREA 282 SQ.FT.
(26.2 SQ.M.)



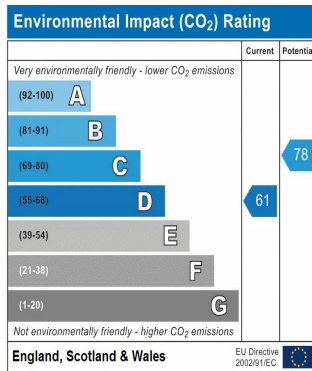
2ND FLOOR
APPROX. FLOOR
AREA 199 SQ.FT.
(18.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 764 SQ.FT. (70.9 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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Address:
Queen Street Middleton Cheney



BEDROOM ONE: 11'6 x 9'1 Window to front aspect. Built in wardrobes.

EN SUITE: A classic white suite comprising shower cubicle, wash hand basin and w/c. Window to front aspect.

STAIRS: Stairs down to the first floor.

BEDROOM TWO: 11'9 x 10' Window to rear aspect. Ornamental fireplace.

BEDROOM THREE: 8'7 x 7'5 Window to front aspect

BATHROOM: Window to front aspect. Modern white suite comprising bath with shower over, wash hand basin and w/c.

LANDING: Stairs down to the ground floor. Built in airing cupboard.

LIVING ROOM: 11'8 x 10' Window to rear aspect. Built in storage. Fireplace.

KITCHEN/DINER: 12'7 x 10' Window and door to front aspect. Modern timber floor and wall mounted units. Four ring gas hob with oven below and extractor hood above. Built in storage cupboard.

GARDEN: Enclosed rear garden laid to lawn with patio and decked areas. The garden has mature shrubs and borders and a garden pond. There is a garden shed at the end of the garden and a stone path leading to gated access.

HEATING: Gas central heating

COUNCIL TAX: Band C

EPC RATING: D

WATER & DRAINAGE: Mains connected

REFERENCE: 119

To check broadband and phone coverage please visit the Ofcom website:
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

RENT: £ 1,325.00

TOTAL DEPOSIT: £ 1,528.84

HOLDING DEPOSIT: £ 305.76

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.

