

STEPPING STONES

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

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LENNOX GARDENS, BANBURY, OXON, OX16 0LQ

£1,350pcm



A three bedroom spacious semi detached property offering a blend of traditional design, reasonable living space, and enclosed gardens. The property is situated within close proximity to local schools, amenities and the town centre. EPC Rating: C. **Available: Now.**

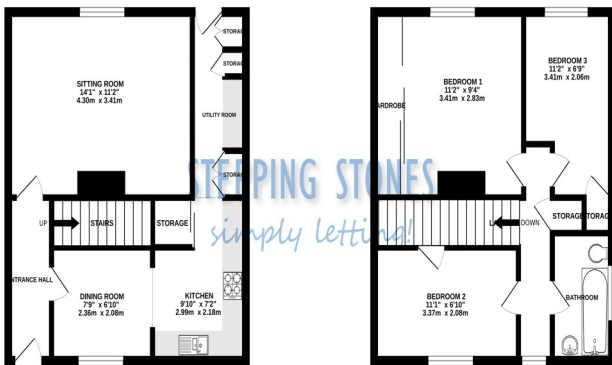
- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Built in storage
- Enclosed gardens
- Popular residential area

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
377 sq.ft. (55.0 sq.m.) approx.

1ST FLOOR
377 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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.
Made with Metrepro C2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,350.00

TOTAL DEPOSIT: £ 1,557.69

HOLDING DEPOSIT: £ 311.54

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.

SITTING ROOM: 14'1 x 11'2 Window to rear aspect.

DINING AREA: 7'9 x 6'10 Window to front aspect. Open to:

KITCHEN: 9'10 x 7'2 Window to front aspect. Comprising floor and wall mounted units with worktops over. Brand new cooker comprising four ring gas hob with ovens below. Under stairs storage cupboard. Through to:

UTILITY AREA: Floor fitted and wall mounted units with plenty of storage space. Freestanding washing machine.

LANDING: Window to front aspect. Built in storage cupboard.

BEDROOM ONE: 11'2 x 9'4 Window to rear aspect. Fitted mirrored wardrobes.

BEDROOM TWO: 11'1 x 6'10 Window to front aspect. Built in storage cupboard.

BEDROOM THREE: 11'2 x 6'9 Window to front aspect. Built in storage cupboard.

BATHROOM: Window to side aspect. Newly fitted suite comprising bath with shower over, low level w/c and wash hand basin. Heated towel radiator.

GARDENS: Front and rear enclosed gardens.

HEATING: Gas central heating

PARKING: Plenty of off road car parking available. Not limited to number of vehicles.

COUNCIL TAX: Band B

EPC RATING: C

REFERENCE: 523

WATER & DRAINAGE: Mains connected

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