

# STEPPING STONES

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

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**NORTH STREET, BANBURY, OXON, OX16 3LH**

**£1,350pcm**

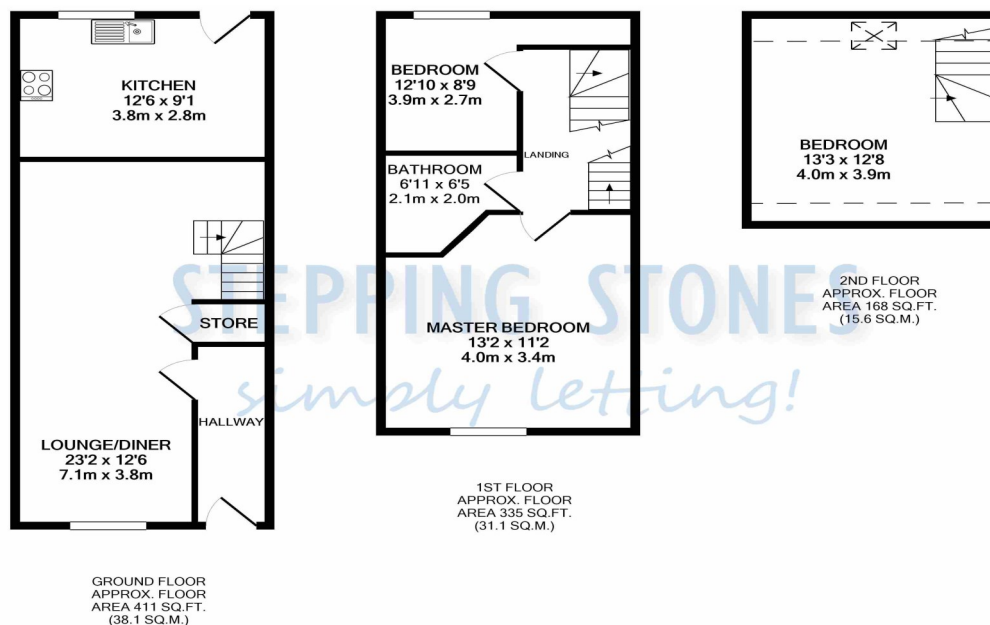


A beautifully presented end of terrace house over three floors, situated within walking distance to the train station and town centre. The property offers open plan living, an enclosed rear garden that comes with a shed and gas central heating. EPC Rating: D. **Available: 9th May.**

- 3 Bedrooms
- 1 Bathroom
- On street car parking
- Gas central heating
- Enclosed garden
- Close to train station

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



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		86 B
69-80	C		
55-68	D	62 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).

**ENTRANCE HALL:** Door to front communal aspect.

**BEDROOM ONE:** 13'2 x 11'2 Window to front aspect. Laminate flooring.

**BEDROOM TWO:** 12'10 x 8'9 Window to rear aspect. Laminate flooring. Space to put a wardrobe.

**BEDROOM THREE:** 13'3 x 12'8 An attic room. Laminate flooring throughout. Velux sky light.

**BATHROOM:** A modern white suite comprising of P shape bath with shower over, low level w/c and wash hand basin. Grey marble effect tiles to splash back areas. Under sink storage cupboard. Heated towel radiator.

**LOUNGE/DINER:** 23'2 x 8'9 Door leading to hallway. Window to front aspect. Open plan living area into kitchen. Under stairs storage cupboard. Laminate flooring throughout.

**KITCHEN:** 12'6 x 9'1 Window to rear aspect. Door leading to rear garden. Wall and floor mounted white units with black worktops over. Four ring Beko gas hob and oven. Extractor hood above. Tiled flooring and space for washing machine/dishwasher.

**GARDEN:** Rear enclosed garden. Half laid with paving slabs and other half with gravel. Small shed.

**HEATING:** Gas central heating.

**PARKING:** On street car parking.

**COUNCIL TAX:** Band A

**REFERENCE:** 240

**EPC RATING:** D

**WATER & DRAINAGE:** Mains connected

#### 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.

