

STEPPING STONES

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

Telephone: 01295 275909 • **Email:** info@steppingstonesletting.com



BROUGHTON ROAD, BANBURY, OXON, OX16 9QF

£1,275pcm



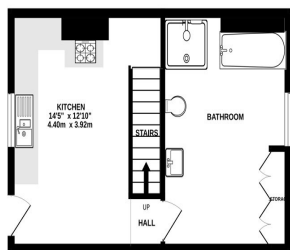
A beautifully presented three double bedroom Victorian town house with large enclosed rear garden and gas central heating, situated close to the town centre. This property benefits from having built in storage and is spread over four floors. EPC Rating: D. **Available: 30th April.**

- 3 Bedrooms
- 2 Bathrooms
- On street car parking
- Gas central heating
- Character features
- Enclosed rear garden

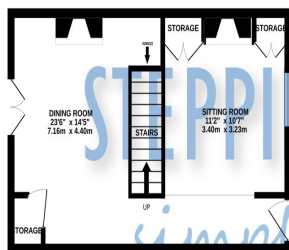
VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

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

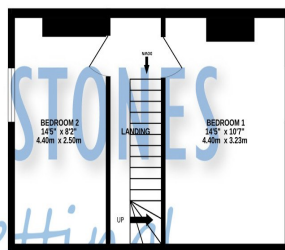
BASEMENT
329 sq.ft. (30.5 sq.m.) approx.



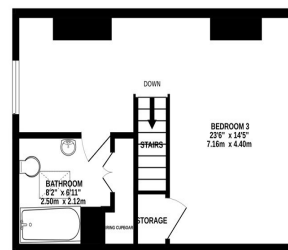
GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



2ND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 1303 sq.ft. (121.1 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,275.00
TOTAL DEPOSIT: £ 1,471.15
HOLDING DEPOSIT: £ 294.23

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).

BEDROOM ONE: 23'6 x 14'5 Window to front aspect. Wood flooring. Feature fireplace. Built in wardrobe
BATHROOM: 8'2 x 6'11 Comprising classic white suite comprising bath with shower attachment off, low level w.c and wash hand basin. Velux window. Large built in storage cupboard. Timber panelling.
BEDROOM TWO: 14'5 x 8'2 Window to rear aspect. Feature fireplace
BEDROOM THREE: 14'5 x 10'7 Window to front aspect
SITTING ROOM: 11'2 x 10'7 Window to front aspect. Door to front aspect. Feature fireplace. Built in storage.
DINING ROOM: 23'6 x 14'5 French doors to rear with Juliette balcony. Feature fireplace
BATHROOM: Window to front aspect. Comprising suite of corner bath with shower attachment. Shower cubicle. Wash hand basin and low level w.c. Built in storage cupboard.
KITCHEN: 14'5 x 12'10 Window to rear aspect. Quarry tile flooring. With range of floor and wall mounted units. Sandstone work surfaces. Four ring gas hob with electric oven.
GARDEN: Enclosed mature garden with patio area. Open plan to front
HEATING: Gas central heating
COUNCIL TAX: Band C
PARKING: No allocated car parking but there is on road car parking available based on a first come first served basis
WATER & DRAINAGE: Mains connected
REFERENCE: 567

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

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.

