

STEPPING STONES

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

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



ALDOUS DRIVE, BLOXHAM, OXON, OX15 4FP

£1,400pcm

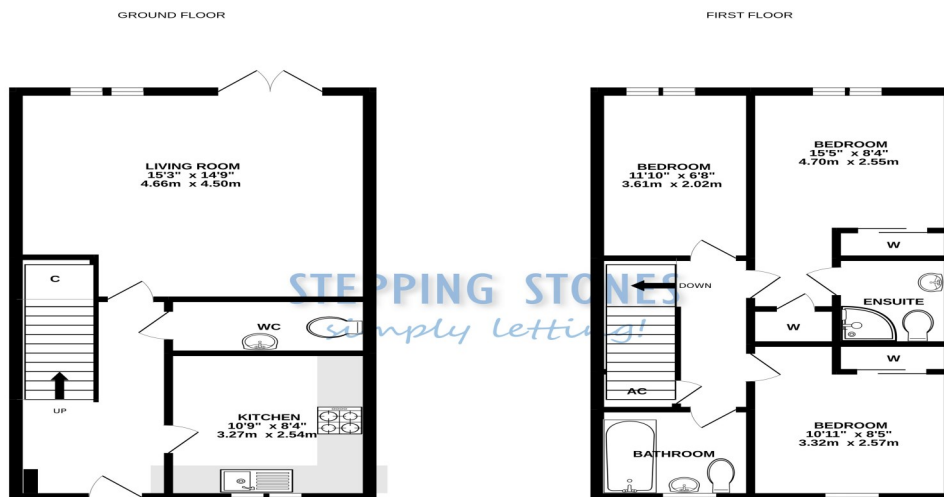


A modern three bedroom semi detached house situated in a popular village location that benefits from having new carpets throughout. The property benefits from having gas central heating, built in wardrobes and two allocated parking spaces. EPC Rating: C. **Available: 1st May**

- 3 Bedrooms
- 2 Bathrooms
- Built in wardrobes
- Gas central heating
- Popular location
- 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



TOTAL FLOOR AREA : 904sq ft. (84.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, wall, ceiling, doors 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		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,400.00

TOTAL DEPOSIT: £ 1,615.38

HOLDING DEPOSIT: £ 323.07

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.

BEDROOM ONE: 15'5" x 8'4" Window to rear aspect. Built in wardrobes.

EN SUITE: Modern white suite comprising shower cubicle, wash hand basin and w/c.

BEDROOM TWO: 10'11" x 8'5" Window to front aspect. Built in wardrobes.

BEDROOM THREE: 11'10" x 6'8" Window to rear aspect.

BATHROOM: Fully tiled bathroom comprising modern white suite of bath with shower over, wash hand basin and low level w.c. Heated towel rail. High gloss tiled flooring. Window to front aspect.

SITTING ROOM: 15'3" x 14'9" Window to rear aspect. French doors leading to rear garden. Built in under stairs storage cupboard.

KITCHEN: 10'9" x 8'4" Window to front aspect. Range of white floor fitted and wall mounted kitchen units with wood effect worktops over. Four ring gas hob with oven below and extractor hood above. Integrated fridge/freezer, washing machine and dishwasher.

GARDEN: Enclosed rear garden laid to lawn with patio area and storage shed.

HEATING: Gas central heating

PARKING: Two allocated car parking spaces.

EPC RATING: C

COUNCIL TAX: Band D

REFERENCE: 463

WATER & DRAINAGE: Mains connected

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