

STEPPING STONES

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HAMILTON CLOSE, BANBURY, OXON, OX16 3ND

£1,300pcm

New photos to follow

STEPPING STONES

simply letting!

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A three bedroom mid terrace family home located in the eastern part of Banbury benefitting from having gas central heating, a conservatory and an enclosed rear garden. The property is located close to good local schools and is within walking distance of the town centre, offering a range of shops, restaurants, and other amenities.

EPC Rating: C. Available: 23rd May.

- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Conservatory
- Enclosed rear garden
- Popular location

AWAITING FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,300.00

TOTAL DEPOSIT: £ 1,500.00

HOLDING DEPOSIT: £ 300.00

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: 17'10 x 11'4 Bay window to front aspect.

KITCHEN/DINER: 11'4 x 10'4 Floor and wall mounted units with worktops over. Five ring gas hob with extractor hood above and integrated double ovens. Dishwasher and fridge/freezer. Open to conservatory.

CONSERVATORY: 12' x 8'3 With doors to rear garden.

CONVERTED GARAGE/PLAYROOM: 17'9 x 8'4 Entrance through from garden and window to front aspect.

BEDROOM ONE: 11'4 x 11'4 Window to front aspect.

BEDROOM TWO: 11'4 x 10'5 Window to rear aspect. Built in wardrobe.

BEDROOM THREE: 8'9 x 8'5 Window to rear aspect.

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

GARDEN: Enclosed rear garden with a patio area and the rest is laid to lawn.

HEATING: Gas central heating

PARKING: Driveway car parking for two vehicles

COUNCIL TAX: Band C

EPC RATING: C

REFERENCE: 737

WATER & DRAINAGE: Mains connected

