

STEPPING STONES

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

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



A two bedroom end of terrace two bedroom property situated close to all amenities, local schooling and the town centre. The property benefits from having an enclosed rear garden, driveway car parking and gas central heating.

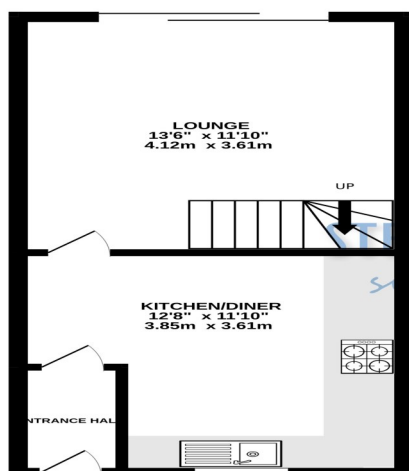
EPC Rating: C. **Available: 3rd July.**

- 2 Bedrooms
- 2 Bathrooms
- Gas central heating
- Driveway car parking
- Close to the town centre
- Enclosed rear garden

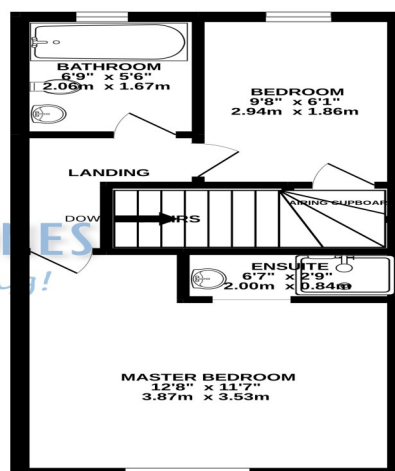
VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

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

GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (56.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,175.00
TOTAL DEPOSIT: £ 1,355.76
HOLDING DEPOSIT: £ 271.15

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 with entrance porch.

LOUNGE: 13'6 x 11'10 Sliding doors to rear aspect.

KITCHEN/DINER: 12'8 x 11'10 Window to front aspect.

Kitchen comprises wall and floor mounted units with worktops over. Four ring electric hob with oven below.

BEDROOM ONE: 12'8 x 11'7 Window to front aspect.

EN SUITE: Suite comprising wash hand basin vanity unit and a shower.

BEDROOM TWO: 9'8 x 6'1 Window to rear aspect.

BATHROOM: Window to rear aspect. Suite comprising bath, wash hand basin and low level w/c.

GARDEN: Enclosed rear garden that has a patio area and the rest is laid to lawn. Gate access to the front of the property.

HEATING: Gas central heating

PARKING: Driveway car parking for two vehicles

COUNCIL TAX: Band B

EPC RATING: C

REFERENCE: 785

WATER & DRAINAGE: Mains connected

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

