

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA  
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JONES WAY, BANBURY, OXON, OX16 1HT

£1,450pcm

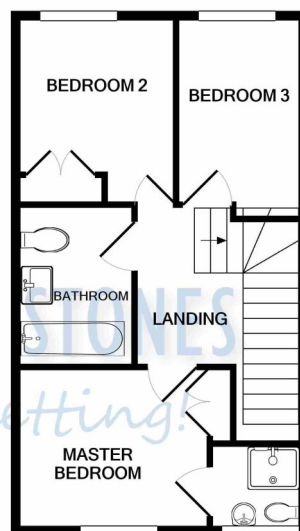


An immaculately presented and modern three bedroom semi detached house situated on the northern side of Banbury. The property benefits from having gas central heating, integrated appliances and an enclosed rear garden. EPC Rating: B. **Available: 7th July.**

- 3 Bedrooms
- Integrated appliances
- Enclosed rear garden
- 2 Bathrooms
- Gas central heating
- Solar panels



GROUND FLOOR  
APPROX. FLOOR  
AREA 355 SQ.FT.  
(33.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 378 SQ.FT.  
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 733 SQ.FT. (68.1 SQ.M.)

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		96   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,450.00

TOTAL DEPOSIT: £ 1,673.07

HOLDING DEPOSIT: £ 334.61

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).

**CLOAKROOM:** Low level w/c and wash hand basin.

**KITCHEN/DINER:** Window and double doors to rear aspect. Kitchen comprising floor fitted and wall mounted white units with black work tops over. Four ring gas hob, with extractor hood above. Integrated double ovens, washer/dryer, fridge/freezer and dishwasher.

**LOUNGE:** Window to front aspect.

**BEDROOM ONE:** Window to front aspect. Built in wardrobe.

**EN SUITE:** Modern white suite comprising low level w/c, wash hand basin and walk in shower. Grey brush effect tiles to all splash back areas.

**BEDROOM TWO:** Window to rear aspect. Wardrobe.

**BEDROOM THREE:** Window to rear aspect.

**BATHROOM:** Modern white suite comprising low level w/c, wash hand basin and bath with shower over. Grey effect laminate flooring and grey tiles to all splash back areas.

**GARDEN:** Large enclosed rear garden that has a patio area and the rest is laid to lawn with gate access to the driveway.

**PARKING:** Driveway car parking for up to 3 cars.

**HEATING:** Gas central heating.

**COUNCIL TAX:** Band C

**REFERENCE:** 694

**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.

