

# STEPPING STONES

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

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**HILLSIDE CLOSE, BANBURY, OXON, OX16 9YT**

**£1,350pcm**



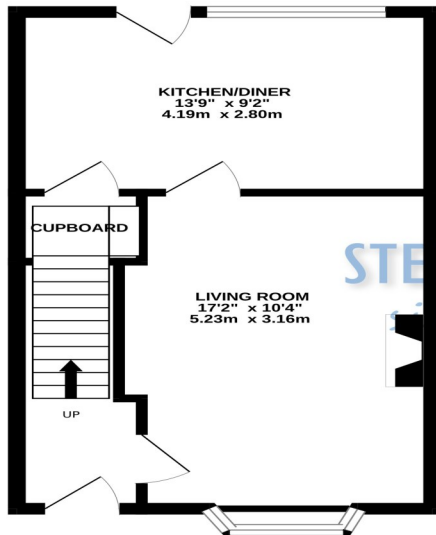
A beautifully presented three bedroom semi-detached property situated in Cherwell Heights very close to local schooling and amenities. The property benefits from having gas central heating, driveway car parking and spacious living areas. EPC Rating: C. **Available: 30th June**

- 3 Bedrooms
- Enclosed rear garden
- Driveway car parking
- 1 Bathroom
- Gas central heating
- Popular location

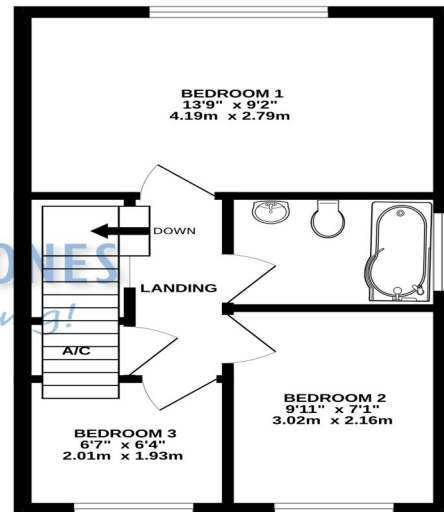
VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

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

GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,350.00  
TOTAL DEPOSIT: £ 1,557.69  
HOLDING DEPOSIT: £ 311.53

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. Leading to the living room and the stairs to go up;  
**KITCHEN/DINER:** 13'9 x 9'2 Window to rear aspect. Door leading to rear garden. New kitchen being fitted. Washing machine included. White tiles to splash back areas. Laminate flooring.  
**LOUNGE:** 17'2 x 10'4 Bay window to front aspect. Spacious living area.  
**BEDROOM ONE:** 13'9 x 9'2 Large window to rear aspect.  
**BEDROOM TWO:** 9'11 x 7'1 Window to front aspect.  
**BEDROOM THREE:** 6'7 x 6'4 Window to front aspect.  
**BATHROOM:** Window to side aspect. White suite comprising with bath with shower over, low level w/c and wash hand basin. White tiles to splash back areas.  
**HEATING:** Gas central heating.  
**GARDEN:** Enclosed rear garden with a patio and raised grass area. Decking and patio area to the rear of the garden. Garden shed.  
**PARKING:** Driveway car parking for two vehicles.  
**COUNCIL TAX:** Band C  
**REFERENCE:** 538  
**EPC RATING:** C

