

# STEPPING STONES

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

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**BROOME WAY, BANBURY, OXON, OX16 3WQ**

**£1,350pcm**



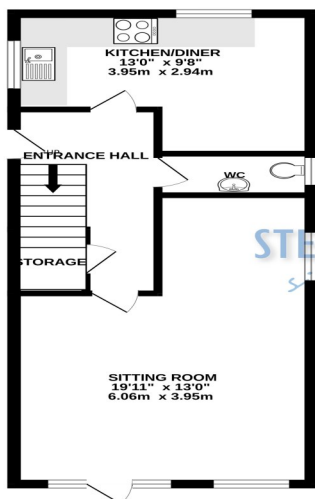
We are pleased to offer this newly refurbished three-bedroom house, situated in a highly sought-after residential area with convenient access to the train station and major motorway links. The property benefits from gas central heating, an enclosed rear garden, and the provision of two allocated parking spaces. EPC Rating: C. **Available: Now.**

- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Newly refurbished
- Enclosed rear garden
- 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  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Mapplan 12/2015

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,350.00  
TOTAL DEPOSIT: £ 1,557.69  
HOLDING DEPOSIT: £ 311.54

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 side aspect. Under stairs storage cupboard.

**CLOAKROOM:** Window to side aspect. Low level w/c and wash hand basin.

**KITCHEN/DINER:** 13' x 9'8 Dual aspect windows. Newly fitted kitchen comprising floor and wall mounted units with worktops over, four ring electric hob with oven below and extractor hood above.

**SITTING ROOM:** 19'11 x 13' Dual aspect windows with door to rear garden.

**BEDROOM ONE:** 13'1 x 13' Dual aspect windows, built in wardrobe.

**BEDROOM TWO:** 10'8 x 6'10 Window to rear aspect.

**BEDROOM THREE:** 10'8 x 6'1 Window to rear aspect.

**BATHROOM:** Window to side aspect. Newly fitted suite comprising of a bath with shower over, low level w/c and wash hand basin.

**GARDEN:** Enclosed rear garden

**HEATING:** Gas central heating

**PARKING:** Two allocated car parking spaces

**COUNCIL TAX:** Band B

**EPC RATING:** C

**REFERENCE:** 594

**WATER & DRAINAGE:** Mains connected

