

STEPPING STONES

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

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LORD FIELDING CLOSE, BANBURY, OXON, OX16 1GB

£1,150pcm



A two bedroom coach house located in the popular residential area of Hanwell Fields. The property benefits from having an open plan kitchen/diner with white goods, single garage with power and light and gas central heating.

EPC Rating: C. Available: 12th November.

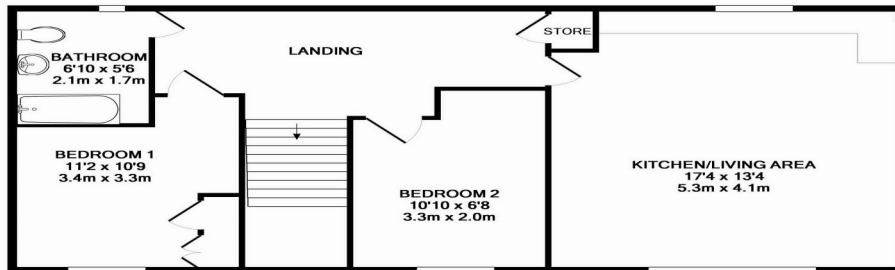
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- First floor
- Single garage
- Built in wardrobe

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



ENTRANCE FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 959 SQ.FT.
(89.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1438 SQ.FT. (133.6 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		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to external aspect. Door leading to garage. Stairs to:

LANDING: 10'1 x 6'9 Window to rear aspect. Built in airing cupboard. Loft access.

KITCHEN/LOUNGE: 13'4 x 18'1 Dual aspect windows. Range of light wood floor fitted and wall mounted units with worktops over. Four ring gas hob with oven below and extractor hood above. Freestanding washer/dryer, dishwasher, fridge and freezer.

BEDROOM ONE: 13'3 x 9'2 Window to front aspect. Built in wardrobes.

BEDROOM TWO: 10'11 x 6'8 Window to front aspect.

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

HEATING: Gas central heating

PARKING: Single garage with power and light. Parking to the front for one vehicle.

COUNCIL TAX: Band B

EPC RATING: C

REFERENCE: 440

WATER & DRAINAGE: Mains connected

RENT: £ 1,150.00
TOTAL DEPOSIT: £ 1,326.92
HOLDING DEPOSIT: £ 265.38

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.

