

STEPPING STONES

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

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GOLBY ROAD, BLOXHAM, OXON, OX15 4GX

£1,900pcm



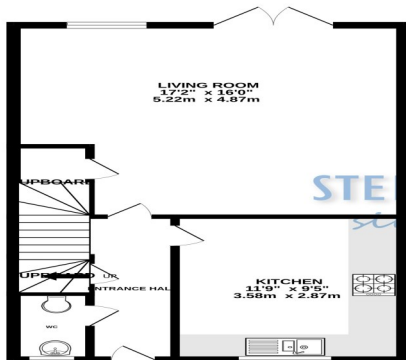
An immaculately presented and modern four bedroom semi detached house located in the sought after village of Bloxham. The property benefits from having integrated kitchen appliances, a single garage with driveway parking to the front and an enclosed rear garden. EPC Rating: B. **Available: 21st November.**

- 4 Bedrooms
- 2 Bathrooms
- Gas central heating
- Single garage
- Spacious living
- Village location

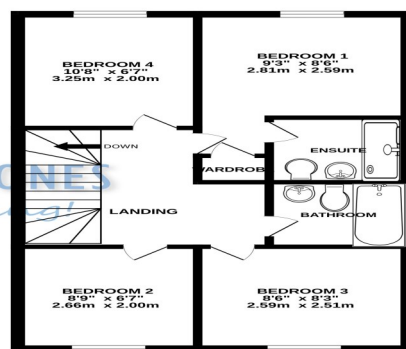
VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

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

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the dimensions contained here, measurements of spaces are approximate and should not be relied upon for the purpose of any contract. The dimensions are given 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. Made with Metrepro ©2024



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,900.00
TOTAL DEPOSIT: £ 2,192.30
HOLDING DEPOSIT: £ 438.46

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.

KITCHEN/DINER: 11'9 x 9'5 Modern white high gloss floor and wall mounted units with worktops over. Four ring gas hob with oven below and extractor hood above. Integrated dishwasher, washing machine and fridge/freezer.

CLOAKROOM: Window to front aspect. White suite comprising low level w/c and wash hand basin.

LOUNGE: 17'2 x 16'0 Window and french doors to rear aspect. Large built in storage cupboard.

BEDROOM ONE: 9'3 x 8'6 Window to rear aspect. Built in wardrobe.

EN SUITE: Modern white suite comprising low level w/c, wash hand basin and shower cubicle.

BEDROOM TWO: 8'9 x 6'7 Window to front aspect.

BATHROOM: Modern white suite comprising low level w/c, wash hand basin and bath with centre taps and shower over.

BEDROOM THREE: 8'6 x 8'3 Window to front aspect.

BEDROOM FOUR: 10'8 x 6'7 Window to rear aspect. Freestanding wardrobes.

GARDEN: Enclosed patio garden. Shrubs and bushes in borders.

HEATING: Gas central heating

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

COUNCIL TAX: Band D

EPC RATING: B

REFERENCE: 857

