

STEPPING STONES

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

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WRIGHTS FARM LANE, BRACKLEY, NN13 7FE

£1,250pcm

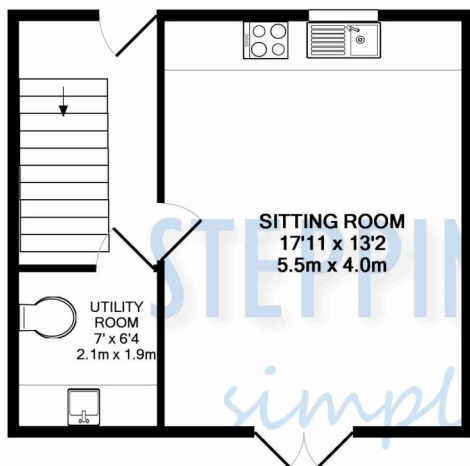


A beautifully presented mews property located in a popular residential area, close to the town centre. The property benefits from having driveway parking, gas central heating and integrated appliances. EPC Rating: C. **Available: 27th January.**

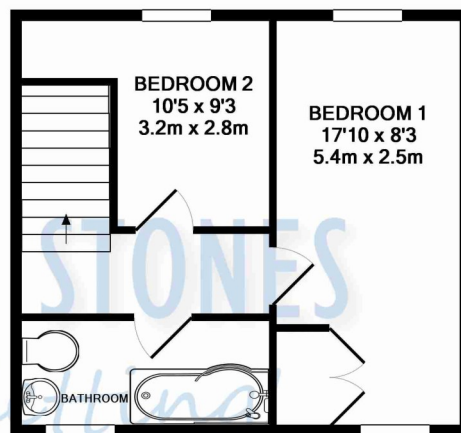
- 2 Bedrooms
- 1 Bathroom
- Driveway parking
- Gas central heating
- Gas central heating
- Enclosed rear garden

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
APPROX. FLOOR
AREA 348 SQ.FT.
(32.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(31.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 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		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,250.00

TOTAL DEPOSIT: £ 1,442.31

HOLDING DEPOSIT: £ 288.46

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).

ENTRANCE HALL: Door to front aspect.

BEDROOM ONE: 17'10 x 8'3 Window to front and rear aspect. Built in wardrobe.

BEDROOM TWO: 10'5 x 9'3 Windows to front aspect.

BATHROOM: With white suite comprising P bath with shower over, w.c and wash hand basin. White tile floor. Window to rear aspect.

LOUNGE/KITCHEN: 17'11 x 13'2 Tile floor. French doors leading to rear and windows facing rear and front aspects. A range of white units and white gloss worktops over. Four ring electric induction hob with electric oven below and extractor hood above. Integrated fridge/freezer, dishwasher and microwave.

HEATING: Gas central heating. Underfloor heating downstairs.

PARKING: Driveway car parking for one vehicle

GARDEN: Enclosed rear garden with patio area. Slate shingle.

COUNCIL TAX: Band B

REFERENCE: 701

EPC RATING: C

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.

