

STEPPING STONES

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

Telephone: 01295 275909 • **Email:** info@steppingstonesletting.com



KINGERLEE ROAD, BANBURY, OXON, OX16 1HF

£1,150pcm

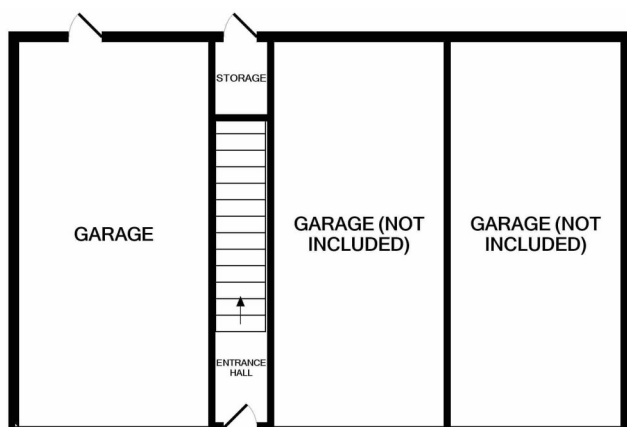


An immaculately presented two bedroom spacious coach house situated in a sought after location on the northern side of Banbury. This property benefits from having a large enclosed garden, integrated appliances and a single garage. EPC Rating: B. **Available: 6th January.**

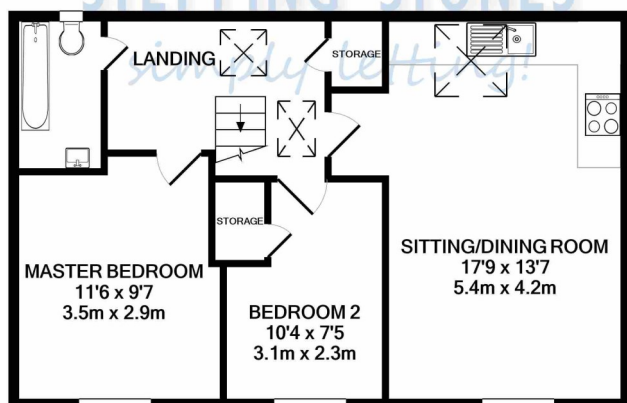
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Enclosed rear garden
- Single garage
- Integrated appliances

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 500 SQ.FT.
(46.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 497 SQ.FT.
(46.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 997 SQ.FT. (92.6 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
Made with Metropix ©2021

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front aspect, stairs leading to the first floor.

LOUNGE/KITCHEN: 17'9 x 13'7 Window to front aspect. Velux window. Open plan living area with kitchen comprising wall mounted and floor fitted light grey units with worktops over. Four ring gas hob, oven below and extractor above. Integrated fridge/freezer, washer/dryer and dishwasher.

BEDROOM ONE: 11'6 x 9'7 Window to front aspect.

BEDROOM TWO: 10'4 x 7'5 Window to front aspect. Built in storage cupboard.

BATHROOM: Window to rear aspect. White suite comprising of low level w.c, wash hand basin and bath with shower over. Grey effect tiles to splash back areas. Grey laminate flooring.

HEATING: Gas central heating

PARKING: Single garage with power and light, parking to the front for one vehicle

COUNCIL TAX: Band B

EPC RATING: B

REFERENCE: 755

