

# STEPPING STONES

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

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**HIGH FURLONG, BANBURY, OXON, OX16 1PW**

**£1,200pcm**



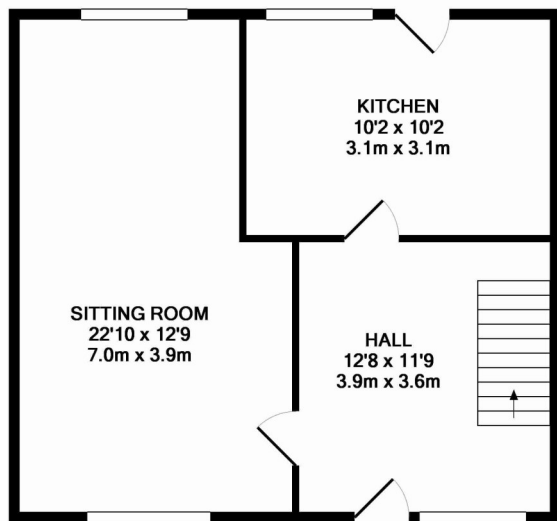
A spacious three bedroom mid terrace house situated in a popular residential area close to local amenities. The property benefits from having an enclosed rear garden, gas central heating and offers built in storage.

**EPC Rating: D. Available: Now.**

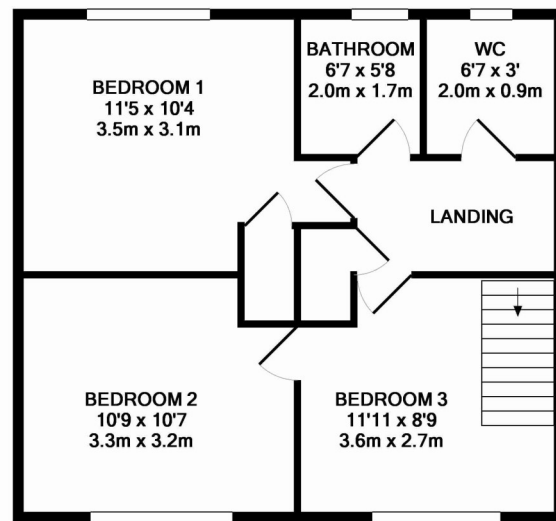
- 3 Bedrooms
- Enclosed rear garden
- Built in storage
- 1 Bathroom
- Gas central heating
- On street car parking

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 560 SQ.FT.  
(52.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 560 SQ.FT.  
(52.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1119 SQ.FT. (104.0 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		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,200.00

TOTAL DEPOSIT: £ 1,384.61

HOLDING DEPOSIT: £ 276.92

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 through to hallway.

**KITCHEN:** 10'2 x 10'2 Window and door to rear aspect. A range of floor and wall mounted units. Four ring electric hob with oven below and extractor hood above.

**LOUNGE/DINER:** 22'10 x 12'9 Dual aspect windows. Dining area with laminated wood flooring.

**BEDROOM ONE:** 11'5 x 10'4 Window to rear aspect. Built in wardrobe/storage.

**BEDROOM THREE:** 11'11 x 8'9 Window to front aspect with door through to:

**BEDROOM TWO:** 10'9 x 10'7 Window to front aspect.

**BATHROOM:** Window to rear aspect. Suite comprising bath with shower over and wash hand basin.

**WC:** Window to rear aspect. Low level w.c.

**GARDEN:** Enclosed rear garden with storage shed

**HEATING:** Gas central heating

**PARKING:** On road car parking on a first come first served basis

**COUNCIL TAX:** Band B

**EPC RATING:** D

**REFERENCE:** 514

