

STEPPING STONES

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CASTLE ROAD, WOODFORD HALSE, NORTHANTS, NN11 3RS

£1,100pcm

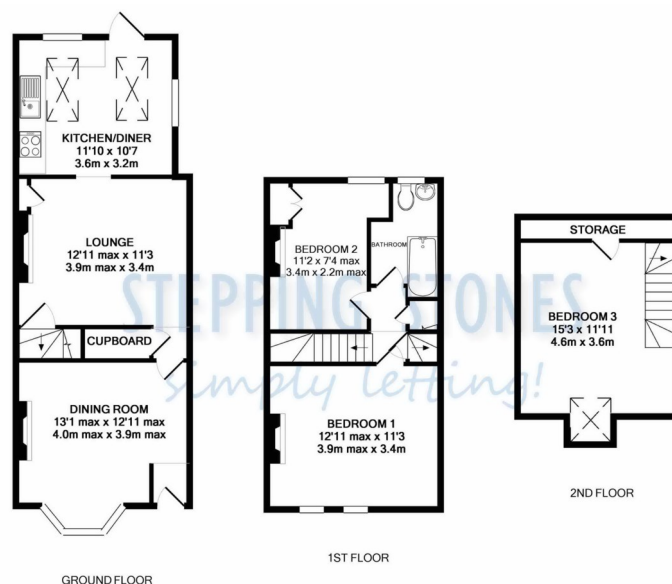


A newly recarpeted three bedroom town house with accommodation over three levels. The property benefits from having many characterful features, including bay windows and feature fireplaces, two reception rooms and an enclosed rear garden. EPC Rating: E. **Available: Now**

- 3 Bedrooms
- Feature fireplaces
- New carpets fitted
- 1 Bathroom
- 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



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 12/2017

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |

RENT: £ 1,100.00

TOTAL DEPOSIT: £ 1,269.23

HOLDING DEPOSIT: £ 253.85

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.

BEDROOM THREE: 11'11 x 15'3 Velux window to front aspect. Under eaves storage, stairs leading to landing.

BEDROOM TWO: 7'4 x 11'2 Window to rear aspect.

BEDROOM ONE: 12'11 x 11'3 Double windows to front aspect and feature fireplace.

BATHROOM: Window to rear. Slate floor. White suite comprising of bath with shower over, wash hand basin and low level w.c.

DINING ROOM: 13'11 x 12'11 Bay window to front aspect, stripped floor and feature fireplace.

LOUNGE: 11'10 x 10'7 Stripped floor and feature fireplace.

KITCHEN: 11'10 x 10'7 Door and window to rear aspect. Quarry tile flooring. A range of fitted units with oak block work surface. Double Belfast sink. Double oven and four ring gas hob. Under counter freezer and washing machine.

REAR GARDEN: Laid to lawn and decking. Well stocked borders. Storage shed.

HEATING: Gas central heating

PARKING: On street car parking

COUNCIL TAX: Band B

EPC RATING: E

