

STEPPING STONES

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

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



MILLERS WAY, MIDDLETON CHENEY, OXON, OX17 2GB

£1,500pcm

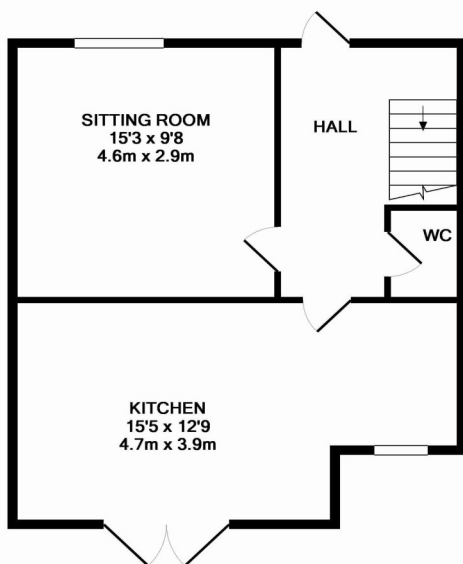


An immaculately presented two bedroom terraced house located in the sought after village of Middleton Cheney. The property benefits from having integrated appliances, an enclosed rear garden, open plan kitchen/diner and gas central heating. EPC Rating: C. **Available: 20th February.**

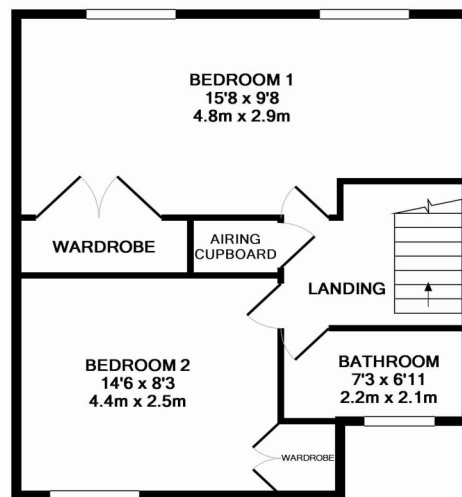
- 2 Bedrooms
- Gas central heating
- Integrated appliances
- 1 Bathroom
- Village location
- Enclosed rear garden

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 525 SQ.FT.
(48.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 527 SQ.FT.
(49.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1052 SQ.FT. (97.7 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 ©2014

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,500.00

TOTAL DEPOSIT: £ 1,730.76

HOLDING DEPOSIT: £ 346.15

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.

LOUNGE: 15'3 x 9'8 Window to front aspect.

KITCHEN/DINER: 15'5 x 12'9 French doors leading to rear garden. Range of modern floor and wall mounted units. Four ring gas cooker. Integrated dishwasher, washing machine and fridge/freezer.

W/C: White suite comprising low level w.c and wash hand basin.

BEDROOM ONE: 15'8 x 9'8 Two windows to front aspect. Built in double hanging wardrobes.

BEDROOM TWO: 14'6 x 8'3 Window to rear aspect. Built in double hanging wardrobes.

BATHROOM: Window to rear aspect. Comprising suite of bath with shower over, wash hand basin and low level w.c.

GARDEN: Enclosed rear garden that is laid to lawn with gate access to the rear of the property.

HEATING: Gas central heating

PARKING: Two allocated car parking spaces

COUNCIL TAX: Band C

EPC RATING: C

REFERENCE: 534

