

# BARTON FLEMING LETTINGS Ltd.

— • INDEPENDENT LETTING AGENTS • —

## To Let



**30 Johnson Avenue  
Brackley  
Northants  
NN13 6JF**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)

E-mail: [lettings@bartonfleming.co.uk](mailto:lettings@bartonfleming.co.uk)

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 241616

**30 Johnson Avenue, Brackley, Northants NN13 6JF**



**A One Bedroom Mid-Terrace house with driveway and garden**

**TO LET**

**£950.00 PCM**

- ❖ Canopy Porch
- ❖ Entrance Porch with storage area
- ❖ Living Room Open plan to Kitchen
- ❖ Landing with boiler cupboard
- ❖ Bathroom/WC
- ❖ Bedroom
- ❖ Enclosed rear garden and driveway parking
- ❖ Gas to radiator central heating

**VIEWING AP-  
POINTMENT:**

**DAY:**

**TIME:**

**Telephone 241616**

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## 241616

### **CANOPY PORCH**

Interlocking tile roof and wooden struts, Outside light and Outside tap

### **ENTRANCE PORCH: 3'4 X 2'10 AND STORAGE AREA 2'6 X 3'5**

Opaque uPVC double glazed front door, textured ceiling, understairs Storage area, PVC consumer unit.

### **KITCHEN AREA: 10'1 x 10'8 under stairs.**

Double glazed window to front aspect, textured ceiling, 4 inset light

Fittings, base and eye level kitchen units with light oak coloured door and drawer fronts and stainless steel handles, granite coloured rolltop laminate work surfaces, single drainer stainless steel sink unit with mixer tap, stainless steel gas hob and carbon filter extractor hood, 'Hotpoint automatic washing machine, 'Lamona' stainless steel and glass fronted single oven, 'Daewoo' under counter fridge, black and cream marble effect tiled splash back. **OPEN PLAN TO:**

### **LIVING ROOM: 10'9 x 10'8**

Double glazed sliding patio doors to garden, radiator, Sky leads, TV point.

### **LANDING: 8'6 x 5'9 (into cupboard)**

Double glazed window to front aspect, textured ceiling, built-in cupboard housing gas central heating boiler, doors to bathroom and bedroom.

### **BEDROOM: 11'11 x 10'8**

Double glazed window to rear aspect, textured ceiling, radiator, TV aerial lead, telephone point.

### **BATHROOM: (Irregular shaped room) 7'4 x 5'8 max**

Double glazed window to front aspect, extractor fan, textured ceiling, radiator, tiling to 2 walls, twin grip panel bath with shower attachment to mixer tap, close couple WC, pedestal wash hand basin.

### **OUTSIDE:**

Driveway parking for one car to the front aspect

Enclosed rear garden with shed and gated rear access



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Entrance Porch



Kitchen



Kitchen



Hob Detail



Oven and Washing Machine



Fridge Detail



Living Room



Living Room

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Landing



Landing



Bedroom



Bedroom



Bathroom



Rear Garden



Rear Elevation



Street View

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## Material Property Information

Council Tax Band **A** / Amount **£1629.64**

Rental Asking Price **£950.00 Per Calendar Month**

Tenure .....**Freehold**

Property construction ..... **Standard**

Mains Electricity supply ..... **Yes**

Mains Gas Supply ..... **Yes**

Mains Water supply ..... **Yes**

Mains Sewerage ..... **Yes**

Heating Type ..... **Gas**

Broadband .....**Fibre to Cabinet and Copper to House**

Parking..... **Driveway**

No of Parking Spaces ..... **1**

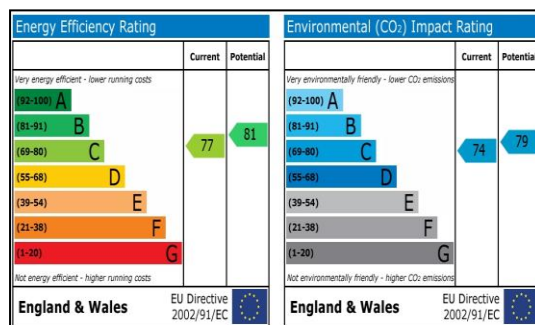
Building safety ..... Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC  
..... **No**

Restrictions /Rights and easements (Any Restrictive covenants and Rights of Way or Easements or Way-leaves on the title..... **No**

Flood risk - has the property been subject to any flooding in the last 5 years ..... **No**

Planning permission – Does the property have any outstanding planning applications .... **No**

Accessibility/adaptations - Does the property have any disabled access provisions ....**No**



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### **AVAILABLE:**

**Date Available: Immediately**

**RENT: 950.00** per calendar month.

### **RENTAL DEPOSIT**

**£1096.15** (Equal to five weeks rent.)

Deposits are held by the Deposit Protection Service which is an independent body set up by the Government specifically designed to protect deposits fairly on behalf of landlord and tenants alike.

### **COUNCIL TAX BAND A**

According to <http://cti.voa.gov.uk>

The council tax band is

### **To Make an offer to rent the property**

Please send an e-mail to:

E-mail: [lettings@bartonfleming.co.uk](mailto:lettings@bartonfleming.co.uk)

Including :

Full names of all adult occupants

Emails and telephone numbers for all tenants

Occupations of all tenants

Gross annual salaries for all tenants including contracted hours of employment

Details of any children

Details of any pets

Required Tenancy Start date

Length of tenancy required

Any special conditions or requirements

We will then put your offer to rent the property forward to the landlord.



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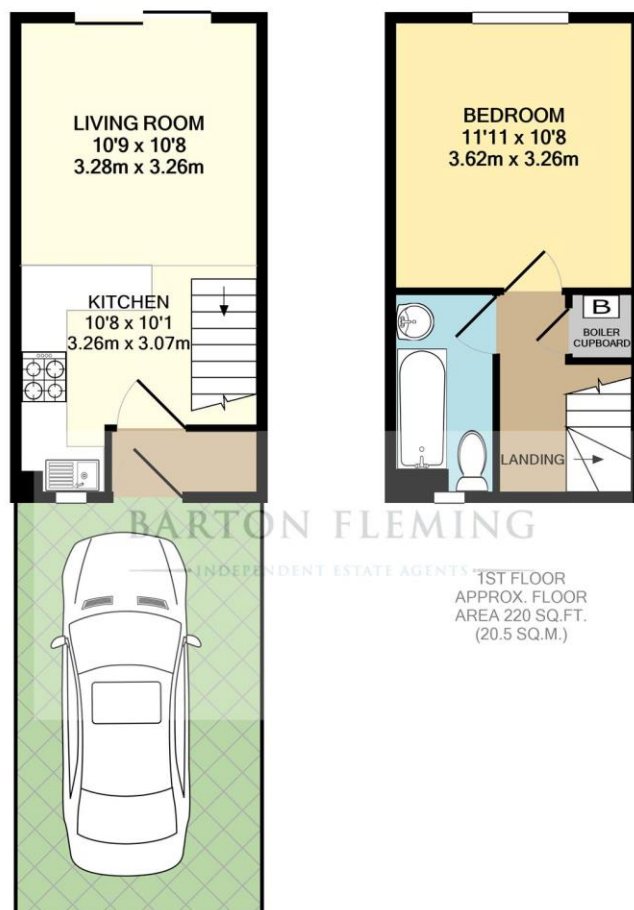
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**GROUND FLOOR**  
APPROX. FLOOR  
AREA 223 SQ.FT.  
(20.7 SQ.M.)

**TOTAL APPROX. FLOOR AREA 443 SQ.FT. (41.2 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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