

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

Once taken, Stanbra Powell have 15 days to make a decision. If the tenancy does not go ahead (other than for a reason detailed below) the holding deposit will be repaid in full within 7 days.

The holding deposit does not need to be repaid in full if the tenant:

- Changes their mind
- Fails the 'right to rent' checks
- Has provided false or misleading information
- Despite Stanbra Powell's best efforts, the tenant fails to provide required information within 15 days.

Should you wish to proceed with the tenancy of this property, the following charges would apply:

UPON SIGNING THE LEASE

First months rent in advance £1250.00

Dilapidation deposit £1350.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B **LOCAL AUTHORITY:** Cherwell District Council

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. Stanbra Powell 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 floor plans 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.

DIRECTIONS: From Banbury cross, proceed along South Bar continuing onto the Oxford Road. Turn left onto Hightown Road and take the left onto Green Lane. The property can be found on the left hand side.



11 Green Lane
Banbury
Oxon
OX16 9HD

£1250 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

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UPVC front door leading to:

Entrance Hall: Wood effect laminate floor. Neutral decoration. Leads to:

Living room: Wood effect laminate floor. Neutral decoration. Radiator to wall. Smoke alarm to ceiling. Double glazed windows with venetian blinds. White painted door leading to:

Kitchen/Diner: Neutral tiles to floor. A range of light wood, wall and base units with marble effect work surface. Inset stainless steel sink unit. Diplomat oven and four ring gas hob. Tripod light fitting to ceiling. Double glazed windows with venetian blind. Rear door leading to Garden.

Cupboard housing Ideal boiler.

Stairs leading to first floor. Landing: Grey carpet. Neutral decoration. Smoke alarm to ceiling. Loft access.

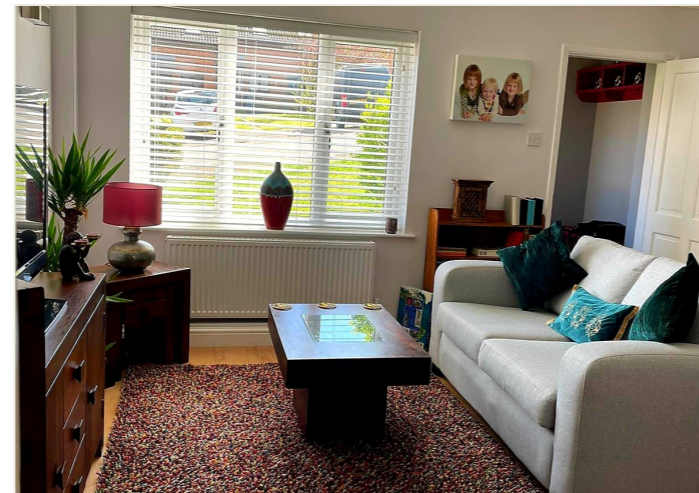
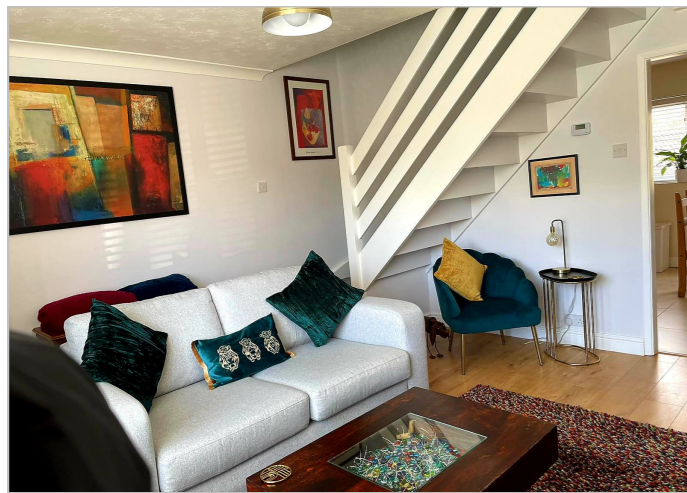
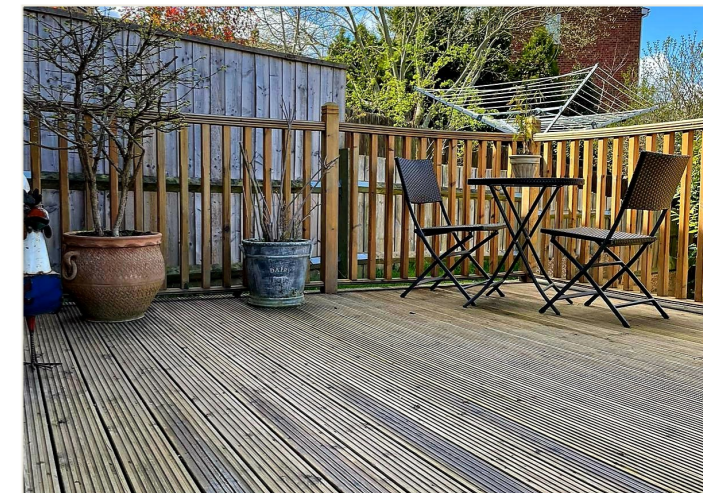
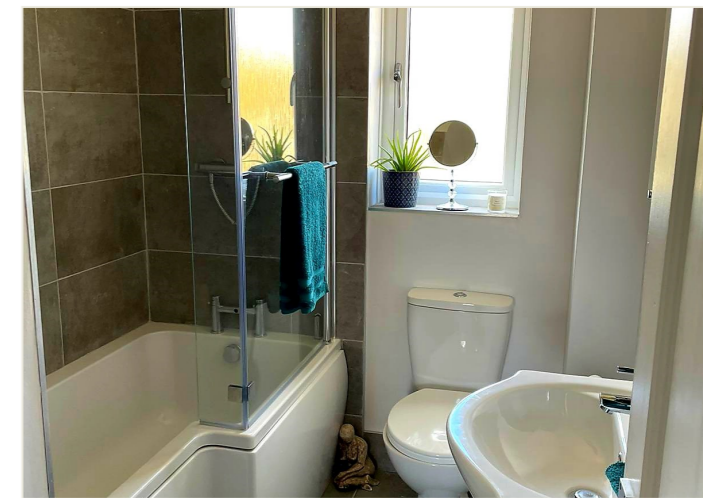
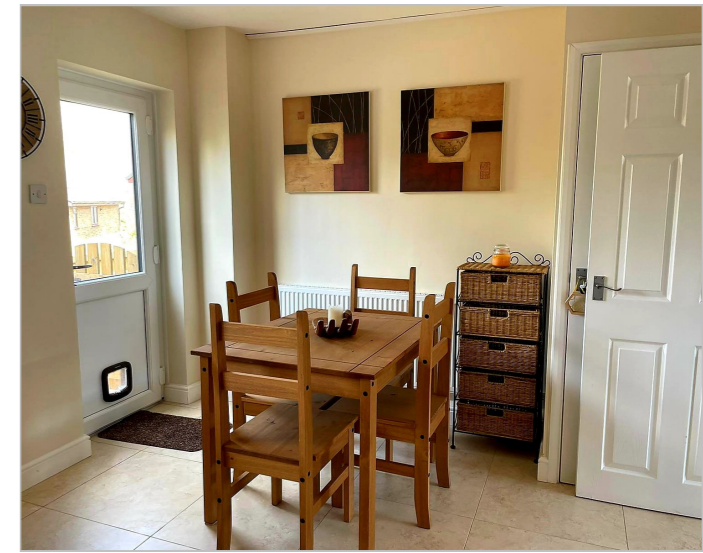
Bedroom One: Grey carpet and neutral decoration. Two double glazed windows to front aspect, both with venetian blinds. Radiator to wall.

Bathroom suite comprising L-shaped bath with shower over and shower screen, pedestal basin and low level WC. Mirrored cabinet to wall. Frosted double glazed window. Tiled floor to ceiling. Heated towel rail to wall.

Bedroom Two: Grey carpet. Neutral decoration. Radiator to wall. Double glazed windows to rear with venetian blinds.

Storage cupboard

Garden: Area of raised decking enclosed. Area below is laid to lawn. Newly laid patio to side. Garage and parking.



An immaculately presented two bedroom property

Entrance Hall | Living room | Kitchen/Diner | Two double bedrooms | Bathroom | Gas radiator heating | Double glazing | Enclosed rear garden with decking area and newly laid patio area | Parking and garage to rear.

Located in this desirable area of Banbury, an immaculately presented two bedroom property which has been refurbished to a high standard in recent years. The property benefits from gas radiator heating, double glazing and garage and parking.