



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:

First months rent in advance                    £1500.00  
 Deposit    £1600.00

This property is let and managed by Stanbra Powell

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**CURRENT COUNCIL TAX BANDING:**    C     **LOCAL AUTHORITY:** South Northamptonshire Council

**Important—**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.

**38 Hightown Road**

**Banbury**

**Oxon**

**OX16 9BT**

**£1500 pcm - Available Immediately**



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings



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Entrance Hall accessed via upvc front door. Radiator to wall. Small cupboard downstairs, housing meters.

Living room: Radiator to wall. Double glazed windows to rear aspect. Wooden hearth.

Large open plan kitchen/dining room: Double glazed windows to front and side aspect. Tile effect vinyl flooring. Neutrally decorated throughout. Wood effect worktop with inset stainless steel sink unit. Four ring gas hob and oven. Extractor fan. A range of newly fitted grey high gloss cupboards and base units. Freestanding freezer (No responsibility to the landlord) Integrated dishwasher.

Utility room: Tile effect vinyl flooring. Radiator to wall. A range of grey gloss cupboards and base units. Freestanding washing machine and tumble dryer (No responsibility to the landlord) Stainless steel sink unit. Wood effect worktop. Double glazed window to rear aspect. Cupboard housing glowworm boiler.

Storage cupboard

Door to rear garden

Downstairs Shower room: Marble effect vinyl floor. Radiator to wall. Wash basin and low level WC. Shower cubicle with electric shower. Double glazed windows to rear aspect.



First floor

Bathroom: Marble effect vinyl flooring. Radiator to wall. Wash basin and low level WC. Bath with triton electric shower. Heated towel rail to wall.

Bedroom Two: Radiator to wall. Double glazed windows to rear aspect

Master bedroom: Radiator to wall. Double glazed windows to rear aspect. Fitted wardrobe.

Bedroom Three: Radiator to wall. Double glazed windows to front.



## *A neatly presented three bedroom semi-detached property*

**Entrance Hall | Living room | Open plan kitchen/dining room | Utility room | Storage cupboard | Shower room | Bathroom | Three bedrooms | off road parking for three vehicles | Gas heating | Double glazed windows and doors throughout | Enclosed rear garden**

Located within easy walking distance of the Town Centre, Train Station and many other amenities is this three bedroom semi detached home. The property benefits from three well proportioned bedrooms, two reception rooms, as well as a kitchen, downstairs Shower room, Utility, and a good sized rear garden.

Garden: Large area laid to lawn. Shed.

