

STEPPING STONES

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

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



HARDWICK PARK, BANBURY, OX16 1YD

£1,495pcm



A modern and spacious four bedroom house finished to a high standard. The property benefits from having a large enclosed garden, spacious living areas, driveway car parking and separate garage.

EPC Rating: D Available: 23rd October.

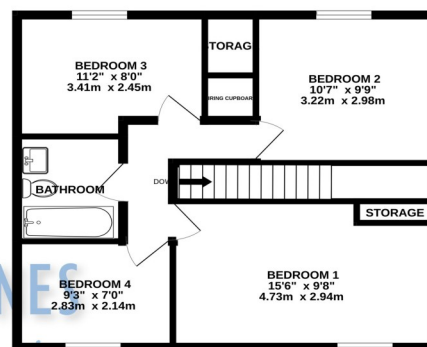
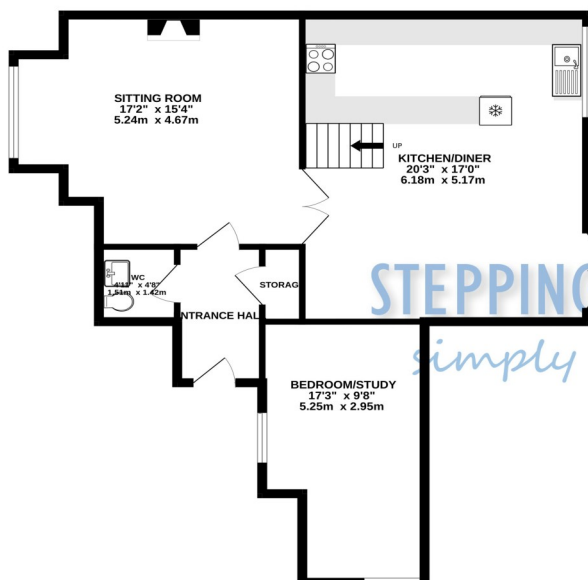
- 4 Bedrooms
- Integrated appliances
- Large enclosed garden
- 2 Bathroom
- Gas central heating
- Single garage

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
807 sq.ft. (74.9 sq.m.) approx.

1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



STEPPING STONES
simply letting!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,495.00

TOTAL DEPOSIT: £ 1,725.00

HOLDING DEPOSIT: £ 345.00

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).

ENTRANCE HALL: Storage cupboard and door leading to downstairs w.c.

SITTING ROOM 17'2 X 15'4 Window to side aspect. Window bay and electric fireplace.

KITCHEN/DINER: With range of modern floor and wall mounted units. Four ring gas hob with electric oven and extractor hood above. Fridge/freezer and washing machine. Patio doors to back garden with patio. Stairs between kitchen and dining room to first floor.

STUDY: 17'3 x 9'8 Window to front aspect. Shelving built on wall.

BEDROOM ONE: 15'6 x 9'8 Window to front aspect. Built in storage cupboards.

BEDROOM TWO: 8'6 x 7'3 Window to side aspect.

BEDROOM THREE: 11'2 X 8'0 Window to rear aspect.

BEDROOM FOUR: 9'3 X 7'0 Window to front aspect.

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

HEATING: Gas central heating

PARKING: Single garage with power and light and space to park one vehicle.

COUNCIL TAX: Band D

EPC RATING: D

REFERENCE: 815

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.

