

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	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:

First months rent in advance	£1400.00
Deposit	£1500.00

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

**CURRENT COUNCIL TAX BANDING:** D      **LOCAL AUTHORITY:** Cherwell District 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.



**36 Booth Road**

**Banbury**

**Oxon**

**OX16 1EG**

**£1400 pcm - Available Immediately**

5/6a Horsefair, Banbury, Oxon. OX16 0AA

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**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings



**DESCRIPTION:**

UPVC double glazed front door leading to:

**Entrance Hall:** Wooden laminate flooring. Wooden door leading to:

**Living Room:** Wooden laminate flooring. Double glazed window to front aspect. Electric fireplace, marble hearth and surround. Double glazed window to side aspect. Wooden door leading to understairs storage cupboard. Wooden door leading to:

**Kitchen:** Tiled flooring throughout. A range of light wooden wall and base units. Marble effect worktop. Stainless steel hob and cooker. Stainless steel sink unit. Tile work surround. Sliding double glazed rear doors leading to:

**Conservatory Area:** Double glazed windows throughout. Double glazed rear doors leading to garden.

**Downstairs W.C:** Wash hand basin. Double glaze window to side aspect.

**Stairs to first floor**

**First floor landing:** Wooden door leading to:

**Bedroom Two:** Double glazed windows to rear aspect. Wooden door leading to:

**Bathroom:** Wooden effect vinyl flooring. Wash hand basin. Low level W.C. Bath with shower over. Tile work surround. Double glazed window to side aspect. Wooden door leading to:

**Bedroom Three:** Single bedroom. Wooden laminate flooring throughout. Double glazed windows to front aspect.

**Stairs to second floor**

**Second floor landing:** White painted wooden door leading to cupboard housing hot water tank. Wooden door leading to:

**Master Bedroom:** Double glazed windows to two aspects. Archway leading to walk in wardrobe area. Wooden door leading to:

**En-Suite Shower Room:** Wooden effect vinyl flooring. Wash hand basin. Low level W.C. Large shower cubicle. Double glazed window to rear aspect.

**Rear Garden:** Area laid to lawn. Small area laid to patio.



**A neatly presented three bedroom property**

**Entrance Hall | Living Room | Kitchen | Conservatory Area | Downstairs W.C | Three Bedrooms | Main Bathroom | En-Suite Shower Room | Garden**

Located to the north side of town and within easy access of Banbury J11 M40 and railway station, this neatly presented three bedroom property