STEPPING STONES

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CHURCH ROAD, GREATWORTH, OXON, OX17 2DU

£1,450pcm





A beautifully presented three bedroom semi detached cottage that has had refurbishment works carried out, some works include new flooring and a redecoration throughout. The property is located in a quiet no-through road in Greatworth and has spacious living areas and two reception rooms. EPC Rating: E. **Available: 4th February**

- 3 Bedrooms
- 1 Bathroom
- Electric heating
- Semi detached
- Allocated car parking
- Quiet village location

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
514 sq.ft. (47.8 sq.m.) approx.

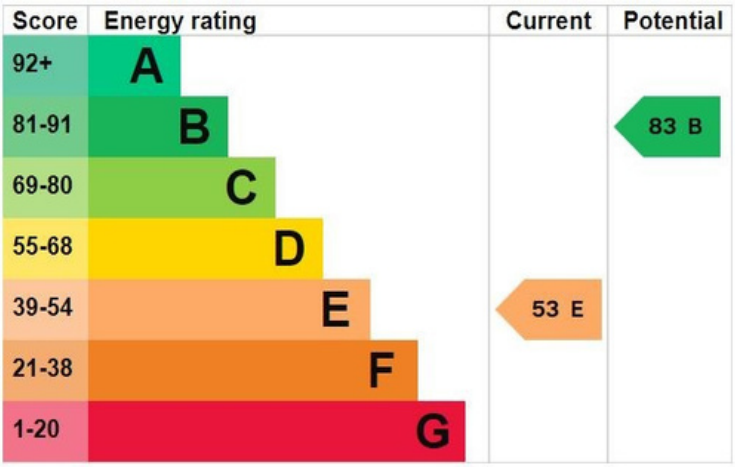
1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



STEPPING STONES
simply letting!

TOTAL FLOOR AREA : 1034 sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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RENT:	£ 1,450.00
TOTAL DEPOSIT:	£ 1,673.07
HOLDING DEPOSIT:	£ 334.61

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: Door to front aspect.
KITCHEN: Window to front aspect. Recently fitted kitchen comprising floor and wall mounted units. Four ring electric cooker with extractor hood above. Integrated dishwasher.
DINING ROOM: 12'10 x 10'10 Dual aspect windows.
CLOAKROOM: Window to rear aspect. Suite comprising low level w/c and wash hand basin.
LOUNGE: 13'8 x 12'10 Dual aspect windows and door to front aspect.
BEDROOM ONE: 14'5 x 12'10 Window to front aspect.
BEDROOM TWO: 12'10 x 8'5 Window to front aspect.
BATHROOM: Window to front aspect. Suite comprising bath, new wash hand basin vanity unit and low level w/c.
BEDROOM THREE: 9'10 x 8'11 Window to front aspect. Built in storage cupboard.
HEATING: Electric economy 7 heating
PARKING: Allocated car parking to the front for up to three vehicles. Outbuilding storage. Single garage with power and light.
COUNCIL TAX: Band D
EPC RATING: E
REFERENCE: 752

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.