

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	71   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
Dilapidation deposit	£1500.00

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

**CURRENT COUNCIL TAX BANDING: C 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.

**DIRECTIONS:** From Banbury cross proceed north to the main set of traffic lights and turn left into the Warwick Road. Proceed to the large roundabout passing the school on the left hand side and turn into Highlands. Take the first right into Sussex Drive.

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

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7 Sussex Drive

Banbury

Oxon

OX16 1UP

**£1400 pcm - Available Mid May**



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings



## DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Porch

Large Kitchen/Dining: Tiled flooring throughout. Radiator to wall. Double glazed windows to rear aspect. A range of recently fitted light wood wall and base units. Wood effect work surface. Inset stainless steel sink unit. Double integrated oven and four ring gas hob with stainless steel extractor over. Tile work surround. Door with access to:

Garden: Area laid to lawn. Patio. Garage with up and over door.

Cupboard downstairs.

Living room: Wood laminate flooring throughout. Neutral decoration. Radiator to wall. Double glazed windows to front aspect.

First Floor:

Landing: Access to loft space.

White bathroom suite comprising panelled bath with shower over, low level WC and washbasin. Tiled floor to ceiling. Heated towel rail to wall. Mirrored cabinet to wall. Frost-ed double glazed windows.

Bedroom Two: Neutral decoration. Radiator to wall. Double glazed windows to rear.

Bedroom Three: Radiator to wall.

Bedroom One: Neutral decoration. Radiator to wall. Double glazed windows to front.



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

**Entrance Porch | Living Room | Kitchen/Dining room | Bathroom | Three Bedrooms | Garden | Garage | Off road parking | Gas radiator heating | Double glazing**

Located on this popular development on the Northern edge of Banbury a neatly presented three bedroom semi-detached house providing generous size accommodation throughout. Complemented by a private rear garden.