STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA
Telephone: 01295 275909 • **Email:** info@steppingstonesletting.com



SIR HENRY JAKE CLOSE, BANBURY, OXON, OX16 1ET

£1,200pcm



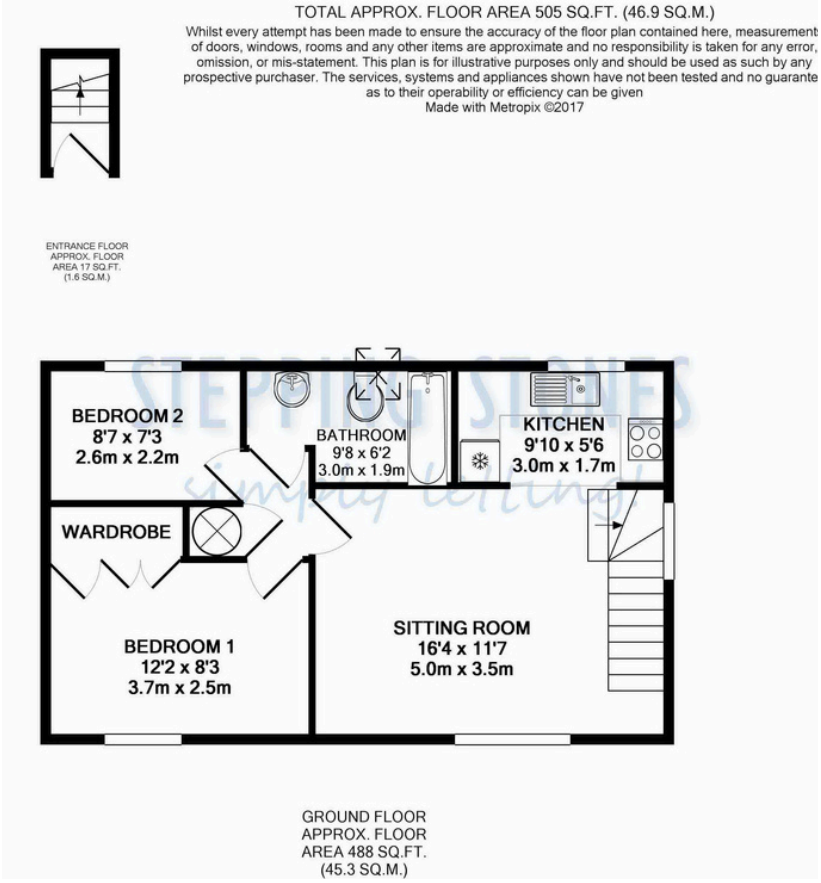


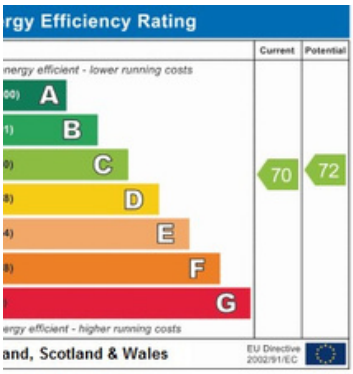
A well presented two bedroom coach house situated in the popular Hanwell Fields Estate on the outskirts of Banbury. The property benefits from having a single garage below with power and light, gas central heating and spacious living areas. EPC Rating: C

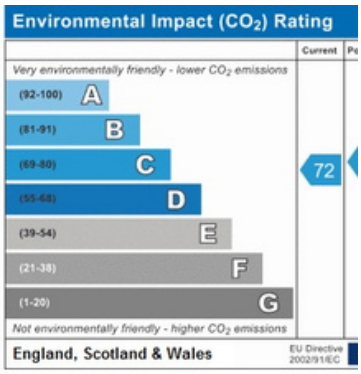
Available: 16th December

- 2 Bedrooms
- 1 Bathroom
- Close to local amenities
- Gas central heating
- Spacious living areas
- 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







ess:
Henry Jake Close, Banbury, OXON, OX16 1EY
ence:

RENT:	£ 1,200.00
TOTAL DEPOSIT:	£ 1,384.61
HOLDING DEPOSIT:	£ 276.92

Holding deposit is payable when the application is made and is deducted fromthe initial rent iftheapplication 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. Stairs leading to;
LOUNGE/DINER:16'4 x 11'7 Window to front and side aspects.
KITCHEN: 9'10 x 5'6 Window to rear aspect. With range of modern floor and wall mounted units. Built in four ring gas hob with electric oven below and extractor hood above. Integrated fridge/freezer.
BEDROOM ONE: 12'2 x 8'3 Window to front aspect. Built in double wardrobe with single cupboard to the side.
BEDROOM TWO: 8'7 x 7'3 Window to rear aspect.
BATHROOM: 9'8 x 6'2 Velux skylight. Comprising suite of bath with shower over, wash hand basin and low level w/c**.**
HEATING: Gas central heating
PARKING: Single garage with allocated parking in front.
COUNCIL TAX: Band B
EPC RATING: C
REFERENCE: 281

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.