

# STEPPING STONES

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

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**VALLEY ROAD, BANBURY, OXON, OX16 9BQ**

**£1,400pcm**

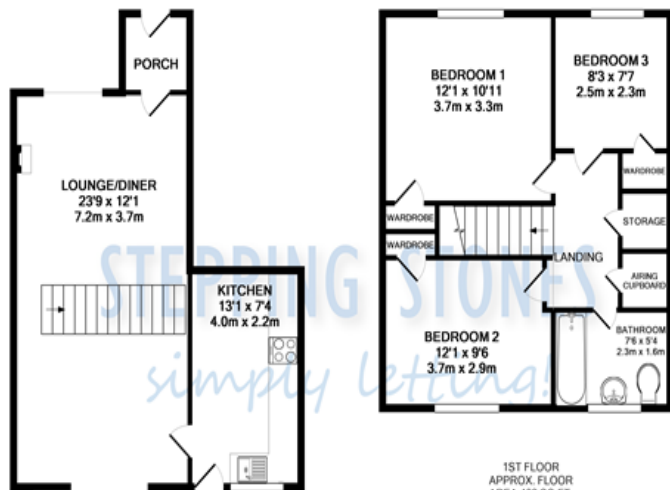


A three bedroom semi detached house conveniently located near the town centre and the Horton Hospital. The property benefits from having a single garage with power and light, an enclosed rear garden and gas central heating. EPC Rating: D. **Available: Now**

- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Driveway parking
- Single garage
- Enclosed rear garden

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**  
APPROX. FLOOR AREA 408 SQ. FT. (37.9 SQ. M.)

**TOTAL APPROX. FLOOR AREA 876 SQ. FT. (81.4 SQ. M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**RENT:** £ 1,400.00

**TOTAL DEPOSIT:** £ 1,615.38

**HOLDING DEPOSIT:** £ 323.07

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).

#### 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.

**ENTRANCE HALL:** Porch with door to front aspect.

Partially bricked with obscured glass panels.

**LOUNGE/DINER:** 14'2 x 12'1 Window to front aspect.

Patio doors leading to conservatory. Gas fireplace with brick built surround.

**KITCHEN:** Window to rear aspect. Door leading to rear garden. Range of white floor fitted and wall mounted units with contrasting worktops over. Four ring halogen hob with oven below and extractor hood above. Breakfast bar.

**LANDING:** Built in airing cupboard. Built in storage cupboard with shelves. Loft hatch. Stairs leading up to:

**BEDROOM ONE:** 12'1 x 10'11 Window to front aspect.

Built in cupboard with hanging rail and shelf.

**BEDROOM TWO:** 12'2 x 9'6 Window to rear aspect.

Built in cupboard with hanging rail and shelf.

**BEDROOM THREE:** 8'4 x 7'8 Window to front aspect.

Built in cupboard with hanging rail and shelf.

**BATHROOM:** Window to rear aspect. White suite comprising bath with shower over, wash hand basin and w/c. Wall mounted towel rail and mirrored vanity unit. Tile effect vinyl flooring. Fully tiled walls.

**GARDEN:** Enclosed rear garden laid to lawn with patio area and matures shrubs and trees. Gate to front aspect. Front garden open plan laid to lawn with mature trees.

**HEATING:** Gas central heating

**PARKING:** Single garage with power and light and driveway parking for one vehicle

**COUNCIL TAX:** Band C

**EPC RATING:** D

**REFERENCE:** 465

