

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA  
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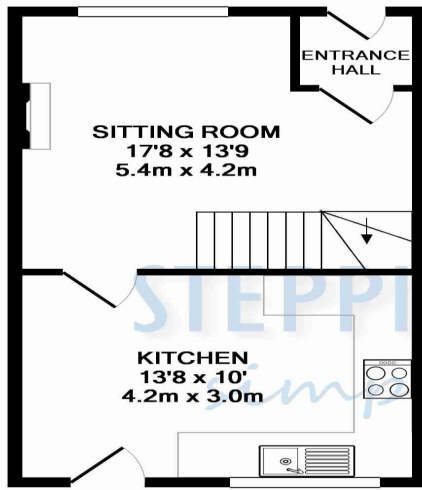
GREEN LANE, BANBURY, OXON, OX16 9HD

£1,150pcm

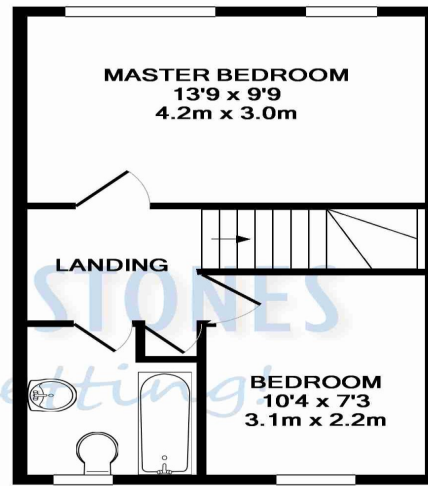


A well presented two bedroom end of terrace house with ample on street car parking and gas central heating. This property benefits from having an enclosed rear garden as well as being situated in a popular residential area, within walking distance to the town centre. EPC Rating: C. **Available: 9th September**

- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- On street car parking
- Enclosed rear garden
- Popular location



GROUND FLOOR  
APPROX. FLOOR  
AREA 314 SQ.FT.  
(29.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 319 SQ.FT.  
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.8 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		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE HALL:** Door to front aspect.  
**LOUNGE:** 13' x 13'8 Bay window to front aspect. Ornamental electric fireplace.  
**KITCHEN/DINER:** 10'5 x 13'8 Window and door to rear aspect. A range of floor and wall mounted high gloss units. Built in four ring electric hob with electric oven below and extractor hood above.  
**BEDROOM ONE:** 13'9 x 9'9 Windows to front aspect.  
**BEDROOM TWO:** 7'3 x 10'4 Window to rear aspect.  
**BATHROOM:** 6'1 x 7'9 Window to rear aspect. Fitted white suite comprising bath with shower over, wash hand basin and low level w.c.  
**GARDEN:** Rear garden laid to lawn with patio area. Front garden offers side access.  
**HEATING:** Gas central heating  
**PARKING:** On street car parking  
**COUNCIL TAX:** Band B  
**EPC RATING:** C  
**REFERENCE:** 657

RENT: £ 1,150.00  
TOTAL DEPOSIT: £ 1,326.92  
HOLDING DEPOSIT: £ 265.38

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.

