

STEPPING STONES

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

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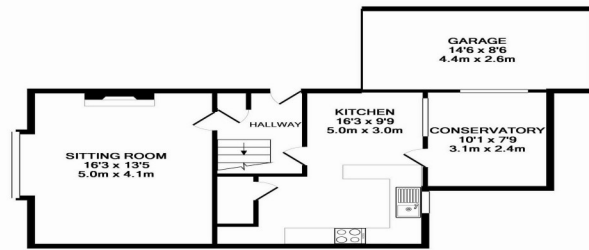
AMBERLEY COURT, BANBURY, OXON, OX16 1YL

£1,400pcm

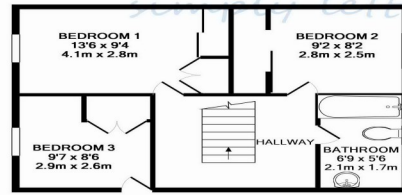


A pleasant three bedroom semi detached house situated in a popular residential area close to local schooling and amenities. The property benefits from having an enclosed rear garden, single garage and driveway car parking for one vehicle. EPC Rating: C. **Available: 10th July.**

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



GROUND FLOOR
APPROX. FLOOR
AREA 603 SQ. FT.
(55.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 458 SQ. FT.
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1058 SQ. FT. (98.3 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.
Made with Metropix (2016)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	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: Door to front aspect. Built in storage cupboard.

KITCHEN/DINER: 16' x 9'7 Range of floor and wall mounted units with worktops over. Four ring gas cooker with oven below and extractor hood above. Built in larder cupboard.

CONSERVATORY: 10'5 x 8'1 Door to rear garden.
SITTING ROOM: 16'4 x 12' Large bay window to front aspect.

BEDROOM ONE: 13'2 x 10'4 Window to front aspect. Built in wardrobes.

BEDROOM TWO: 9'3 x 6'7 Window to front aspect. Built in wardrobes.

BEDROOM THREE: 10'8 x 8'7 Window to rear aspect. Built in wardrobes.

BATHROOM: Window to rear aspect. White suite comprising bath with shower over, wash hand basin and low level w.c.

GARDEN: Enclosed rear garden with a patio area

HEATING: Gas central heating

PARKING: Driveway car parking for one vehicle. Single garage with power and light.

COUNCIL TAX: Band C

EPC RATING: C

REFERENCE: 439

WATER & DRAINAGE: Mains connected

