

STEPPING STONES

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

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SUSSEX DRIVE, BANBURY, OXON, OX16 1UL

£1,250pcm



We are delighted to present this two bedroom terraced house located in a well established residential area. The property benefits from having an enclosed rear garden, gas central heating and built in storage.

EPC Rating: C. Available: 9th March.

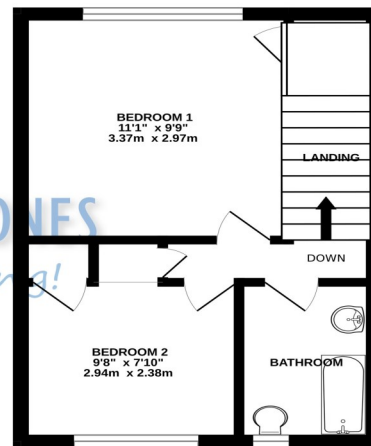
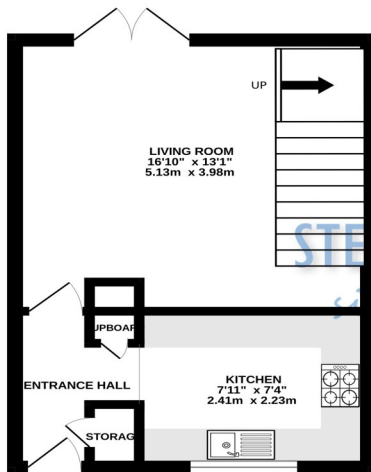
- 2 Bedrooms
- 1 Bathroom
- Built in storage
- Gas central heating
- High specification
- Enclosed rear garden

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
251 sq.ft. (23.3 sq.m.) approx.

1ST FLOOR
251 sq.ft. (23.3 sq.m.) approx.



STEPPING STONES
Simply Letting!

TOTAL FLOOR AREA: 502 sq.ft. (46.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		94 A
81-91	B		
69-80	C	78 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,250.00

TOTAL DEPOSIT: £ 1,442.30

HOLDING DEPOSIT: £ 288.46

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: 7'11 x 7'4 Window to front aspect. Fitted kitchen comprising floor and wall mounted grey units with worktops over. Four ring electric hob with oven below and extractor hood above.

LOUNGE: 16'10 x 13'1 Patio doors to rear aspect.

BEDROOM ONE: 11'1 x 9'9 Window to rear aspect. Built in storage.

BEDROOM TWO: 9'8 x 7'10 Window to rear aspect. Built in cupboard.

BATHROOM: Window to rear aspect. Suite comprising a vanity unit, bath with shower over and low level w.c. Heated towel radiator.

HEATING: Gas central heating

GARDEN: Enclosed rear garden with a patio area and the rest is laid to lawn with gate access to the rear. Storage shed.

PARKING: One allocated car parking space

COUNCIL TAX: Band B

EPC RATING: C

REFERENCE: 304

