

STEPPING STONES

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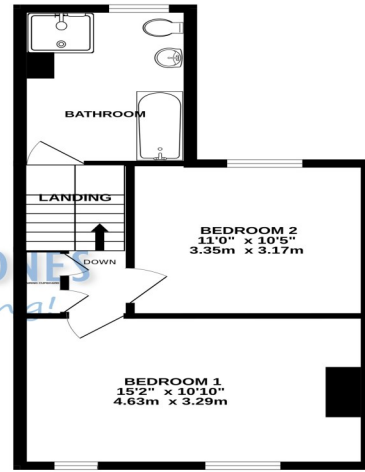
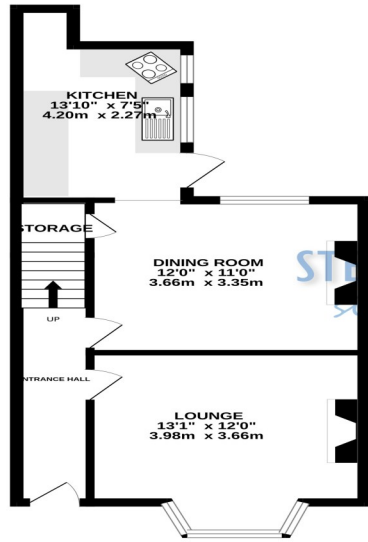


We are delighted to present this two bedroom spacious Victorian terraced house located in Banbury town centre. The property benefits from having two generously sized bedrooms, two reception rooms and an enclosed courtyard garden. EPC Rating: E. **Available: 21st August**

- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Enclosed courtyard garden
- 2 Reception rooms
- Town centre location

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.



STEPPING STONES
Simply Letting!

TOTAL FLOOR AREA: 826 sq.ft. (76.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should not 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 Metreplan v2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front aspect.
LOUNGE: 13'1 x 12' Bay window to front aspect.
DINING ROOM: 12' x 11' Window to rear aspect. Built in storage cupboard.
KITCHEN: 13'10 x 7'5 Windows and door to rear aspect. Comprising wall and floor mounted units with worktops over. Four ring electric hob with oven below.
BATHROOM: Window to rear aspect. White suite comprising bath, wash hand basin, low level w/c and separate shower cubicle.
BEDROOM TWO: 11' x 10'5 Window to rear aspect.
BEDROOM ONE: 15'2 x 10'10 Windows to front aspect.
GARDEN: Courtyard patio garden. Enclosed by brick walls.
HEATING: Gas central heating
PARKING: No allocated car parking
COUNCIL TAX: Band B
EPC RATING: E
REFERENCE: 467

RENT: £ 1,050.00
 TOTAL DEPOSIT: £ 1,211.53
 HOLDING DEPOSIT: £ 242.30

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.

