

STEPPING STONES

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CENTRE STREET, BANBURY, OX16 3LG

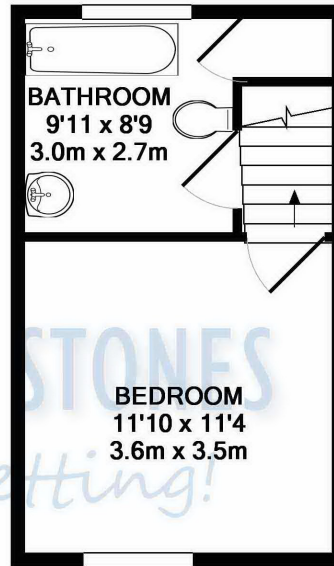
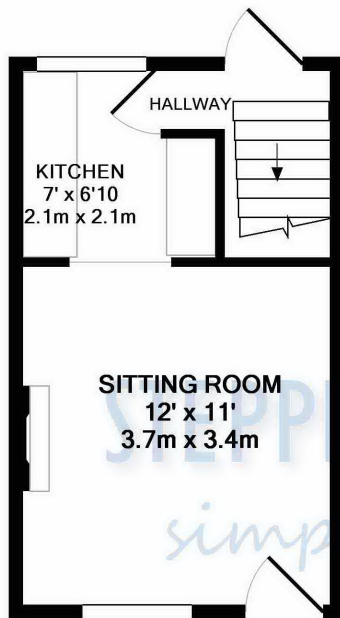
£995pcm



A well presented terraced house in the heart of the town centre which boasts a large bedroom.
The property benefits from having white goods and an outbuilding with a courtyard.

EPC Rating: E. Available: 1st June

- 1 Bedroom
- 1 Bathroom
- Pets considered
- Electric heating
- Close to train station
- High specification



TOTAL APPROX. FLOOR AREA 413 SQ.FT. (38.3 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
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STEPPING STONES
simply letting!

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

ENTRANCE: Door to front aspect.

LOUNGE: 12' x 11' Spacious living area with a large window to front aspect.

KITCHEN: 7' x 6'10 Window to rear aspect. Comprising floor and wall mounted units with worktops over. Four ring electric hob with oven below, extractor hood above. Freestanding fridge/freezer and integrated washer/dryer.

BEDROOM ONE: 11'10 x 11'4 Window to front aspect.

BATHROOM: 9'11 x 8'9 Window to rear aspect. Large bathroom comprising white suite comprising P shaped bath with shower over, wash hand basin and low level w/c.

GARDEN: Enclosed rear courtyard garden with an outbuilding containing power and light.

COUNCIL TAX: Band A

PARKING: On street car parking

REFERENCE: 672

EPC RATING: E

RENT: £ 995.00
TOTAL DEPOSIT: £ 1,148.07
HOLDING DEPOSIT: £ 229.61

The 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.

