

STEPPING STONES

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

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FERRISTON, BANBURY, OXON, OXON, OX16 1XE

£1,600pcm



This spacious and well maintained mid terrace home offering three bedrooms, a private enclosed garden, and gas central heating throughout. Ideal for families or professionals seeking comfortable, modern living in a convenient location. EPC Rating: D. **Available: Now.**

- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Enclosed rear garden
- Built in storage
- Popular residential area

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
527 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1035 sq.ft. (96.1 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		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,600.00

TOTAL DEPOSIT: £ 1,846.15

HOLDING DEPOSIT: £ 369.23

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).

ENTRANCE HALL: Porch with door to front aspect.

CLOAKROOM: Window to front aspect. Low level w.c. and wash hand basin.

SITTING ROOM/DINING AREA: 21'6 x 8'9 Dual aspect windows.

KITCHEN: 12'4 x 10'3 Window and door aspect. Newly fitted kitchen comprising floor and wall mounted units with worktops over. Four ring gas hob with oven below and extractor above. Built in storage cupboard.

BEDROOM ONE: 13'6 x 8'9 Window to rear aspect.

BEDROOM TWO: 12'5 x 10'6 Window to rear aspect.

Built in storage with light.

BEDROOM THREE: 11'6 x 7'9 Window to front aspect.

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

GARDEN: Low maintenance enclosed rear garden. Gate access to the rear.

HEATING: Gas central heating

PARKING: Off road car parking

COUNCIL TAX: Band B

EPC RATING: D

REFERENCE: 466

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.

