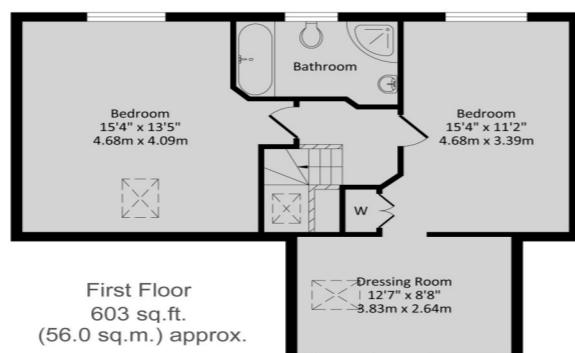


Ground Floor  
900 sq.ft. (83.70 sq.m.) approx.



First Floor  
603 sq.ft.  
(56.0 sq.m.) approx.

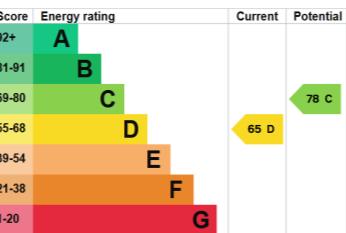
TOTAL APPROX. FLOOR AREA 1359 sq.ft. (126.20 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.

**Holding Deposit**— This will be restricted to £100.00 (This will be part of the balance due when the lease is signed)

Once taken, Stanbra Powell have 15 days to make a decision. If the tenancy does not go ahead (other than for a reason detailed below) the holding deposit will be repaid in full within 7 days.

The holding deposit does not need to be repaid in full if the tenant:

- Changes their mind
- Fails the 'right to rent' checks
- Has provided false or misleading information
- Despite Stanbra Powell's best efforts, the tenant fails to provide required information within 15 days.



**Should you wish to proceed with the tenancy of this property, the following charges would apply:**

First months rent in advance £2200.00

Deposit £2300.00

This property is let and managed by Stanbra Powell

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**CURRENT COUNCIL TAX BANDING:** D      **LOCAL AUTHORITY:** Cherwell District Council

**Important**—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. Stanbra Powell 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 floor plans 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.



**2 St Marys Road**

**Adderbury**

**Banbury**

**Oxon, OX17 3HE**

**£2200 pcm - Availability to be confirmed**



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings

5/6a Horsefair, Banbury, Oxon. OX16 0AA

Tel: 01295 221100 Fax: 01295 224805 E-mail: [post@stanbra-powell.co.uk](mailto:post@stanbra-powell.co.uk) Web Page: [www.stanbra-powell.co.uk](http://www.stanbra-powell.co.uk)





Recessed porch.

Front door.

**Entrance hall:** Stairs rising to first floor. Understairs storage cupboard. Further store cupboard.

**Cloakroom:** Low level WC and wall hung handbasin. Tiling to splashback areas. Extractor.

**Kitchen/breakfast room:** Bowl and a half stainless steel inset sink unit and drainer. Comprehensive range of contemporary Shaker style wall and base units. Ample work surfaces. Space for fridge/freezer. Free space and plumbing for washing machine. Integrated dishwasher. Integrated Bosch induction hob with extractor over. Integrated Bosch double oven and grill. Cupboard housing Ideal gas combination boiler for domestic hot water and central heating. Windows overlooking garden. Door to side aspect. Recessed spotlights. Door through to living room.

**Living room:** Double glazed sliding patio doors giving access to garden.

From the hallway door to bedroom four/dining room (currently used as a study). Double glazed window to front. Radiator.

**Bedroom three:** Double bedroom to front aspect. Sliding door giving access to en-suite.

**En-suite:** Double width shower cubicle with thermostatic shower, low level WC and pedestal handbasin. Double glazed window to side aspect.

**First Floor Landing:** Skylight window. Velux window to front.

**Master bedroom:** Generous double bedroom with window to rear. Fitted wardrobe. Walkway through to dressing area with semi-vaulted ceiling. Window to front, Velux window to side.

**Bedroom two:** Dual aspect generous bedroom with Velux window to front. Window to rear.

**Bathroom:** Panel bath, fully tiled separate shower cubicle, handbasin with inset vanity unit and low level WC. Heated towel rail. Extractor. Window to rear.

**Outside Rear garden:** Enclosed by fencing and hedgerow giving a good degree of privacy. Patio area. Areas laid to lawn. Raised flower beds. Raised decking area. Useful timber built log store. Outside tap. The garden average measurement of 40 ft x 30 ft. To the side of the property is an area laid to shingle. Hardstanding for shed. Access front to back via gate.

**Front:** Enclosed by fencing and brick walling providing off road parking for several vehicles. Electric cable installed in readiness for electric gate. Driveway leads to a single garage.

**Single garage:** Up and over door. Light and power connected. Door to rear. EV car charger unit installed.



## An immaculately presented three/four bedroom detached property

**Entrance Hall | Cloakroom W/C | Kitchen/Breakfast Room | Living Room | Former dining room/ground floor bedroom | Further ground floor bedroom with en-suite | Master Bedroom with dressing area to first floor | Bathroom | Enclosed rear garden | Garden to side | Substantial driveway**

Offered in good decorative order throughout, an impressive three/four bedroom detached chalet bungalow located in this sought after well served village approximately 4 miles south of Banbury. The property is complemented by a private rear garden and occupies a generous size plot.