

STEPPING STONES

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BLAKE ROAD, BICESTER, OXON, OX26 3HH

£1,650pcm

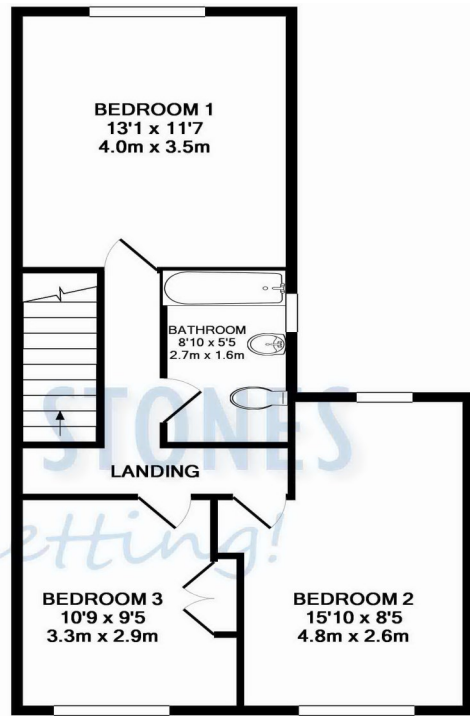
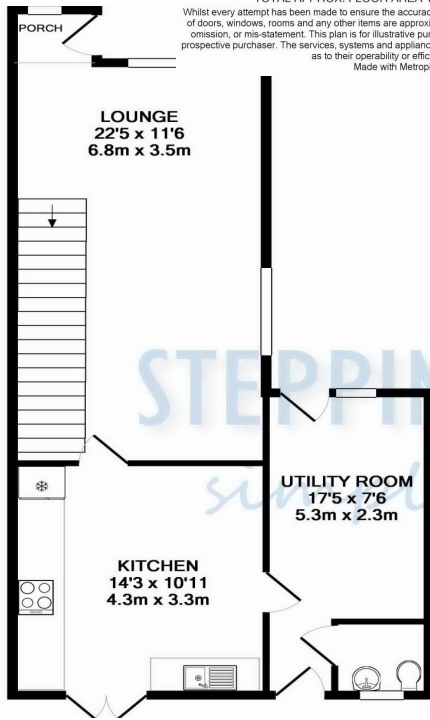


A three bedroom end of terrace house located in a quiet cul-de-sac with driveway car parking for one vehicle and gas central heating. This property benefits from having spacious living areas, as well as being situated within walking distance to the town centre and train station. EPC Rating: D. **Available: 3rd July**

- 3 Bedrooms
- 1 Bathroom
- Enclosed rear garden
- Gas central heating
- Driveway car parking
- Popular location

TOTAL APPROX. FLOOR AREA 1080 SQ.FT. (100.3 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

RENT: £ 1,650.00
TOTAL DEPOSIT: £ 1,903.84
HOLDING DEPOSIT: £ 380.76

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.

FIRST FLOOR:

BEDROOM ONE: 13'1 x 11'7 Window to front aspect.
BATHROOM: 8'10 x 8'5 Window to side aspect. White suite comprising P-shaped bath with shower over, w.c. and wash hand basin.
BEDROOM TWO: 15'10 x 8'5 Dual aspect windows. Loft hatch.
BEDROOM THREE: 10'9 x 9'5 Window to rear aspect. Built in double wardrobe.

GROUND FLOOR:

ENTRANCE: Porch with door to front aspect. Window to front aspect.
LOUNGE: 22'5 x 11'6 Dual aspect windows.
KITCHEN: 14'3 x 10'11 Window to rear aspect. A range of fitted floor and wall mounted units. Integrated dishwasher, electric hob with oven below and extractor hood above.
UTILITY ROOM: 17'5 x 7'6 Doors leading to front and rear aspects. Window to front.
GARDEN: Laid to lawn with patio area. Mature shrubs and plants.
PARKING: Driveway car parking for one vehicle and there is plenty of unallocated on street car parking.
HEATING: Gas central heating
EPC RATING: D
COUNCIL TAX: Band C
REFERENCE: 230

