

STEPPING STONES

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

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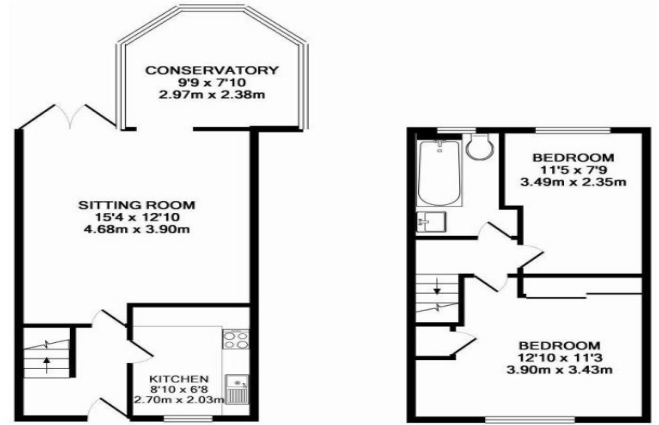
DELAPRE DRIVE, BANBURY, OXON, OX16 3WS

£1,250pcm



A beautifully presented two bedroom house situated in a popular residential area within walking distance of the train station and town centre. The property benefits from having built in wardrobes, allocated car parking and electric heating. EPC Rating: E **Available: 2nd July.**

- 2 Bedrooms
- 1 Bathroom
- Conservatory
- Built in wardrobes
- Enclosed garden
- Close to the town centre

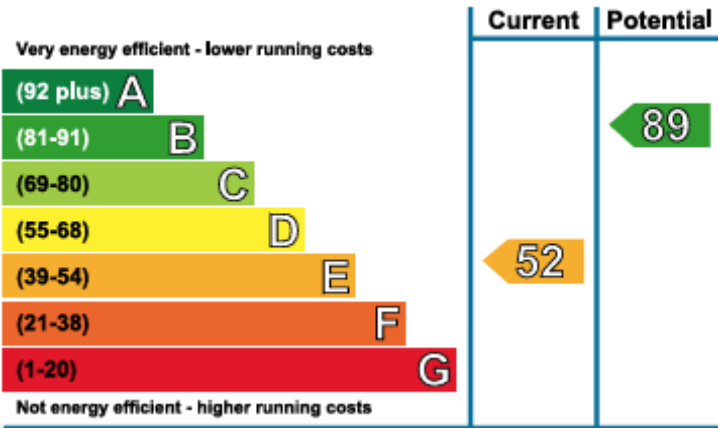


GROUND FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 283 SQ.FT.
(26.3 SQ.M.)

10578
TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.5 SQ.M.)

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Tel: 0800 4 91 4 91
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ENTRANCE HALL: Door to front aspect.

SITTING ROOM: 15'4 x 12'10 Single door to garden. Opening through to conservatory.

KITCHEN: 8'10 x 6'8 Window to front aspect. Range of wall and floor fitted units with built in four ring electric hob with oven below and extractor hood above.

CONSERVATORY: 9'9 x 7'10 Wood effect laminate flooring.

BEDROOM ONE: 12'10 x 11'3 Window to front aspect. Double bedroom with built in hanging double wardrobes and airing cupboard

BEDROOM TWO: 11'5 x 7'9 Bedroom with window to rear aspect.

BATHROOM: Suite comprising bath with shower over, wash hand basin and low level w/c. Frosted window to rear aspect.

HEATING: Electric heating

WATER & DRAINAGE: Mains connected

PARKING: Two allocated car parking spaces

COUNCIL TAX: Band B

EPC RATING: E

REFERENCE: 733

RENT: £ 1,250.00

TOTAL DEPOSIT: £ 1,442.30

HOLDING DEPOSIT: £ 288.46

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).

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