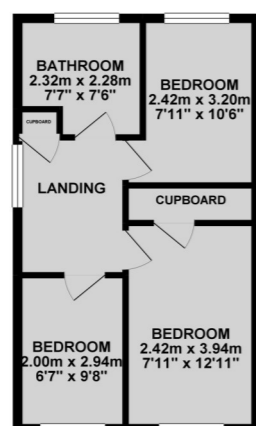
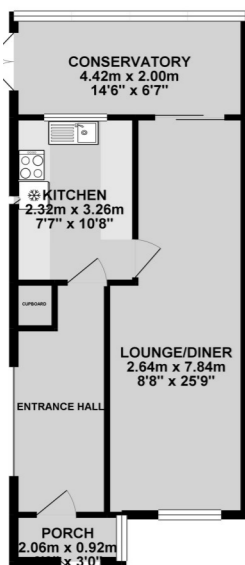


GROUND FLOOR 45.39 sq. m.
(488.55 sq. ft.)

1ST FLOOR 34.74 sq. m.
(373.95 sq. ft.)



EPC—PENDING



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:

UPON SIGNING THE LEASE

First months rent in advance £1300.00

Dilapidation deposit £1400.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

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

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. 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.

DIRECTIONS: From Banbury Cross proceed south on the Oxford Road and upon reaching the flyover, take the left turn into Bankside, first left into Chatsworth Drive.

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

Tel: 01295 221100 Fax: 01295 224805 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk

41 Chatsworth Drive

Banbury

Oxon

OX16 9TT

£1300 pcm - Available Immediately



Stanbra Powell

Estate Agents
Valuers
Property Lettings





Entrance Porch: Wooden effect vinyl flooring. Lantern to wall. UPVC double glazed front door leading to:

Entrance Hall: Wood effect laminate floor in good condition. Radiator to wall. Decoration newly painted. Newly fitted circuit board to wall.

Living room: Wood laminate floor. Radiator to wall. Double glazed window to front aspect. Vertical blinds to window. Triple chrome light fitting to ceiling. Archway leading through to: **Dining Area:** Wood laminate floor. Radiator to wall. Triple light fitting to ceiling. Double glazed tilt and slide doors, leading to **conservatory:** Tile effect floor.

Concrete storage shed to rear. **Garden** mainly laid to lawn

Kitchen: Tiled flooring. A range of wooden cupboards and drawers. Marble effect work top. Indesit Oven and four ring gas hob. Extractor hood over. Inset stainless steel sink unit. Gas combination boiler. Space for a washing machine. Carbon Monoxide detector to wall. Strip light fitting to ceiling. Double glazed windows to rear aspect.

Landing: Wood laminate floor. Light fitting. Double glazed windows to side aspect. Blind to window. Smoke alarm to ceiling.

Cupboard housing hot water tank.

Bedroom Two: Wood laminate floor. Radiator to wall. Integrated fitted wardrobes. Double glazed windows overlooking rear aspect.

Bathroom: Bath, low level WC and wash hand basin. Electric shower to wall. Mirrored cabinet to wall. Frosted double glazed windows with vertical blinds.

Tile work surround.

Bedroom Three: Wood laminate floor. Radiator to wall. Integrated wardrobes. Double glazed windows to front aspect.

Master Bedroom: Wood laminate floor. Radiator to wall. Large dark wood Integrated wardrobes. Double glazed windows to front aspect.

Storage under stairs.

PLEASE NOTE: GARAGE NOT TO BE USED



A three bedroom link-detached property

Entrance Porch | Entrance Hall | Living room | Dining Area | Conservatory | Kitchen | Three bedrooms | Bathroom | Garden | Driveway parking | Gas radiator heating | Double glazed windows | NO ACCESS TO GARAGE

A newly decorated three bedroom semi-detached property on this popular estate to the south of Banbury. The property benefits from double glazing; gas heating; enclosed rear garden and driveway parking. Close to the local primary schools and local amenities.

No smart meters allowed. Wardrobes and Bed base in third bedroom will not be removed.