

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA
Telephone: 01295 275909 • Email: info@steppingstonesletting.com



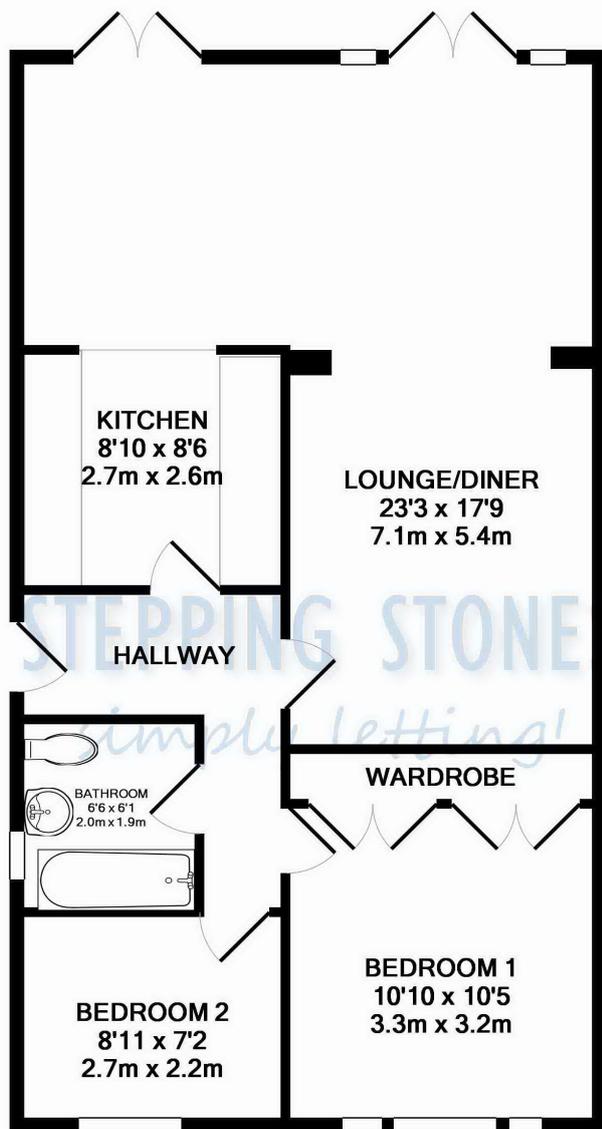
HORTON CLOSE, MIDDLETON CHENEY, OXON, OX17 2LQ

£1,350pcm



An immaculately presented two bedroom semi detached bungalow with driveway parking and gas central heating. This property benefits from having built in wardrobes, enclosed rear garden and is also situated in a quiet residential area. EPC rating: D. **Available: 3rd April**

- 2 Bedrooms
- Enclosed garden
- Single garage
- 1 Bathroom
- Gas central heating
- Built in wardrobes



TOTAL APPROX. FLOOR AREA 694 SQ.FT. (64.5 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
Made with Metropix ©2015

RENT: £ 1,350.00
TOTAL DEPOSIT: £ 1,557.69
HOLDING DEPOSIT: £ 311.53

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to side aspect.

BEDROOM ONE: 10'10 x 10'5 Window to front aspect. 2 double built in wardrobes with shelf and hanging rail.

BEDROOM TWO: 8'11 x 7'2 Windows to front aspect.

BATHROOM: 6'6 x 6'1 Window to side aspect. White suite comprising bath with shower over and glass byfold shower screen, wash hand basin and w.c. Vinyl flooring, mirrored vanity unit with light.

SITTING ROOM: 23'3 x 17'9 Two sets of French doors to rear aspect. Velux sky lights

KITCHEN: With range of newly fitted cream high gloss floor and wall mounted soft close units, with contrasting work tops over. Built in four ring electric hob with electric oven below and extractor hood above. Space for washing machine and fridge/freezer.

HEATING: Gas central heating

PARKING: Driveway parking for 2—3 cars and single garage

COUNCIL TAX: Band C

EPC Rating: C

