

STEPPING STONES

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HIGH STREET, MIDDLETON CHENEY, OXON, OX17 2PB

£1,195pcm



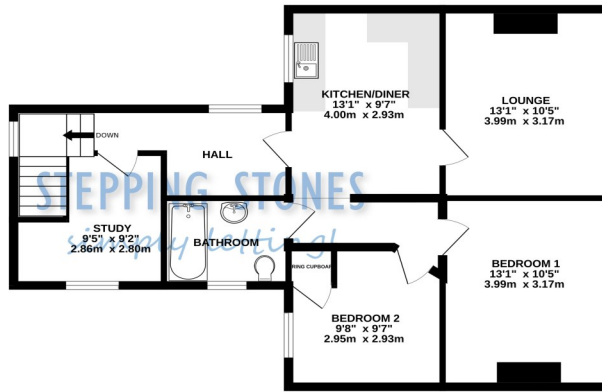
A spacious two bedroom first floor maisonette with a separate study in a popular village location, close to amenities. The property benefits from having a large enclosed rear garden, electric heating and a spacious living area. EPC Rating: E. **Available: 5th June**

- 2 Bedrooms
- Close to local amenities
- Enclosed rear garden
- 1 Bathroom
- Electric heating
- Study

GROUND FLOOR
88 sq. ft. (8.1 sq. m.) approx.



FIRST FLOOR
68 sq. ft. (6.3 sq. m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		
69-80	C		
55-68	D		64 D
39-54	E	50 E	
21-38	F		
1-20	G		

RENT: £ 1,195.00
TOTAL DEPOSIT: £ 1,378.84
HOLDING DEPOSIT: £ 275.76

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).

ENTRANCE HALL: Door to rear aspect with stairs leading up to the property.

LOUNGE: 13'1 x 10'5 Window to front aspect.

KITCHEN/DINER: 13'1 x 9'7 Window to rear aspect. Floor and wall mounted units with worktops over. Four ring electric cooker.

BEDROOM ONE: 13'1 x 10'5 Window to front aspect.

BEDROOM TWO: 9'8 x 9'7 Window to rear aspect. Airing cupboard.

BATHROOM: Window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level w.c. Heated towel radiator.

STUDY: 9'5 x 9'2 Window to rear aspect.

GARDEN: Large enclosed rear garden with flower bed borders to the sides.

HEATING: Electric heating

PARKING: No allocated car parking, on road car parking available.

COUNCIL TAX: Band B

EPC RATING: E

REFERENCE: 169

WATER & DRAINAGE: Mains connected

To check broadband and phone coverage please visit the Ofcom website: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

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.

