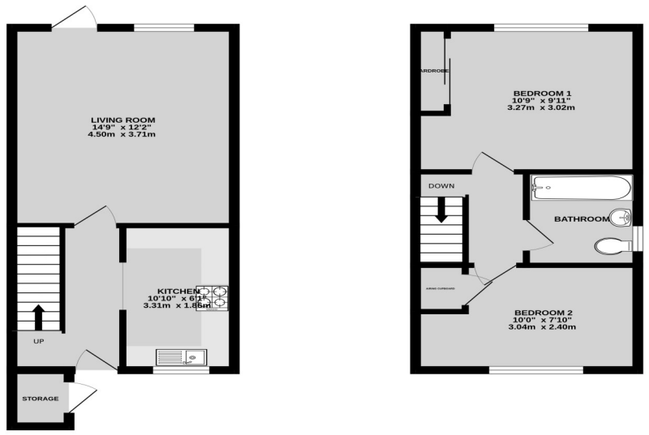


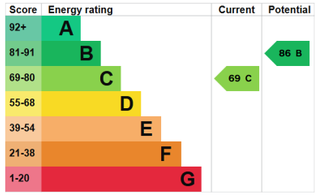
TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 ©2024

Holding Deposit— This will be restricted to £285. 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:

First months rent in advance	£1250.00
Deposit	£1440.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

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

Important—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.

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rightmove.co.uk The UK's number one property website
OnTheMarket.com
arla | propertymark PROTECTED
The Property Ombudsman SALES



2 Frensham Close

Banbury

Oxfordshire

OX16 1FQ

£1250 PCM - Available Beginning January



Stanbra Powell

Estate Agents
Valuers
Property Lettings







A well presented two bedroom property with garage

Entrance Hall | Living Area | Kitchen | Two Bedrooms | Bathroom | Enclosed rear Garden | Off Road Parking | Garage | Gas radiator heating | Double glazing

A well presented two bedroom property on the popular Hardwick development giving good access to local shops, amenities and schools with regular bus routes into Banbury town centre.

UPVC double glazed front door leading to:

Entrance Hall: Neutrally decorated throughout.

Living room Double glazed windows and door to rear aspect. Grey carpet. Decorated in white emulsion. Radiator to wall.

Kitchen: Wood laminate floor. A range of modern high gloss wall and base units. Marble effect work top. Inset stainless steel sink unit. Freestanding electric oven and hob with extractor hood over. Plumbing for washing machine and space for fridge/freezer. Tile work surround.

Stairs leading to First Floor: Neutrally decorated throughout.

Bathroom: Tile effect vinyl flooring. White suite comprising wash basin, Low level W.C and bath with shower over. Tile work surround. Frosted double glazed windows. Heated towel rail to wall.

Bedroom Two: Double glazed windows to front aspect. Wooden door leading to cupboard housing water tank.

Master Bedroom: Double glazed window to rear aspect. Large fitted mirrored wardrobes.

Rear Garden: Area laid to patio leading down to lawn. Small area of border. Side door with access to garage.

Single garage with up and over door.





