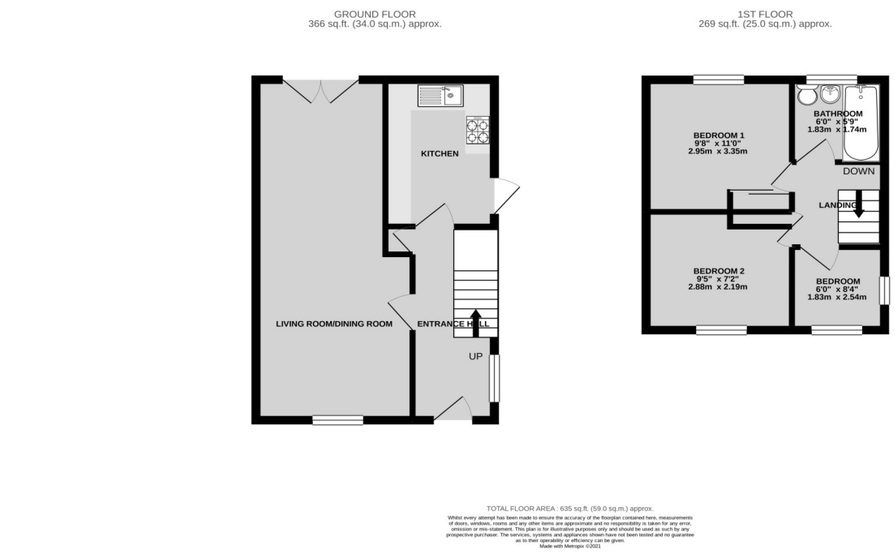
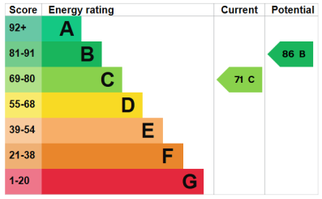


Holding Deposit— This will be restricted to £300. 00 (This will be part of the balance due when the lease is signed)

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	£1295.00
Dilapidation deposit	£1490.00

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 north to the traffic lights, taking the left turn to the B4100 Warwick Road and continue along this road for approximately half a mile, turn right at the second roundabout into Ruscote Avenue, first left into Sinclair Avenue, first right into Hillview and this then leads into Nuffield Drive.**

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

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



16 Nuffield Drive
Banbury
Oxon
OX16 1BX

£1295 pcm - Available 25th September

Stanbra Powell
Estate Agents
Valuers
Property Lettings







A neatly presented three bedroom property

Entrance Hall | Living room | Dining area | Kitchen | Three bedrooms | Bathroom | Garden | Garage | Parking for two vehicles.

Located on this popular development, a neatly presented, deceptively spacious three bedroom semi-detached property

DESCRIPTION

White UPVC front door leading to Entrance Hall:

Neutral tiled flooring. Neutrally decorated. Radiator to wall. Double glazed window to side.

Living room: Neutral decoration. Radiator to wall. Double glazed window to front aspect.

Dining area: Wood laminate flooring. Double glazed French doors leading to enclosed garden.

Kitchen: A range of modern cream wall and base units with wood effect work surface. Inset stainless steel sink unit. Oven and electric hob with stainless steel extractor fan over.

First floor:

White bathroom suite comprising of panelled bath, low level WC and washbasin. Blue tile work surround. Frosted double glazed window to rear aspect.

Bedroom: Wood laminate flooring throughout. Decoration in magnolia emulsion. Integrated wardrobes. Double glazed window to rear aspect.

Bedroom: Decoration in magnolia emulsion. Wardrobes. Double glazed window to front aspect.

Bedroom: Single room. Two double glazed windows to two aspects.

Garden: Area to paviour. Large area laid to shingle. Gate leading to open parklands.

Garage

Parking for two vehicles to the front of the property.







