

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA

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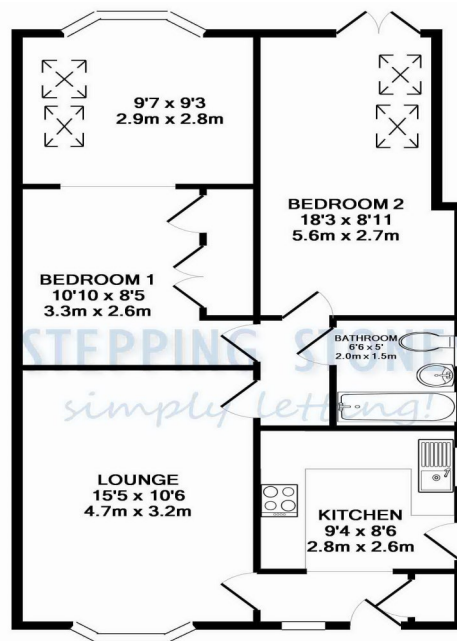
**HORTON CLOSE, MIDDLETON CHENEY, OX17 2LQ**

**£1,350pcm**



An attractive two bedroom bungalow, situated in a quiet residential area. This property benefits from having driveway parking, gas central heating, a single garage and built in wardrobes in the master bedroom. EPC Rating: C. **Available: 11th March.**

- 2 Bedrooms
- 1 Bathroom
- Driveway car parking
- Gas central heating
- Village location
- Enclosed rear garden



TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.6 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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).

**ENTRANCE HALL:** Door and window to front aspect. Storage cupboard.

**BEDROOM ONE:** 19'4 x 8'5 Bay window to rear aspect. Two Velux windows. Double built in wardrobes and single storage cupboard.

**BEDROOM TWO:** 18'3 x 8'11 French doors to rear aspect. Two Velux windows.

**BATHROOM:** 6'6 x 5'6 Window to side aspect. White suite comprising bath with shower over, w.c and wash hand basin mounted in to a vanity unit.

**LOUNGE:** 15'5 x 10'6 Bay window to front aspect.

**KITCHEN:** 9'4 x 8'6 Window and door to side aspect. A range of fitted floor and wall mounted units with grey work tops over. Electric hob with oven below and extractor hood above.

**HEATING:** Gas central heating

**PARKING:** Driveway parking for two cars and a single garage with light.

**COUNCIL TAX:** Band C

**REFERENCE:** 262

**EPC RATING:** C

#### 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.

