

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**2 Hightown Road
Banbury
Oxon
OX16 9BY**

BARTON FLEMING LETTINGS Ltd.

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Web: www.bartonfleming.co.uk

E-mail: lettings@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

241616

2 Hightown Road, Banbury Oxon OX16 9BY



A two bedroom semi-detached house with patio garden and parking space. Close to town centre and Horton General Hospital

TO LET

£ 1150.00 PCM

- ❖ Entrance Hall
- ❖ Cloakroom/WC
- ❖ Living Room with double doors to patio
- ❖ Open plan to kitchen
- ❖ Landing
- ❖ Bedroom One with Wardrobes
- ❖ Bedroom Two with built in Wardrobe
- ❖ Bathroom/WC
- ❖ Parking space to side and enclosed Patio Garden

VIEWING AP-
POINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

ENTRANCE HALL: 9'0 x 3'0

uPVC double glazed window to front aspect, radiator, plain plastered ceiling, grey wood effect vinyl floor covering, 'Hoover' Washer Dryer fitted under stairs

CLOAKROOM/WC: 5'1 x 2'8

Plain plastered ceiling extractor fan, radiator, vanity wash hand basin with cupboard beneath and chrome mixer tap, close couple WC with matching seat and lid, wall mounted consumer unit with trip switches and RCDs, Grey wood effect vinyl floor covering.

LIVING ROOM: 15'2 x 11'2

uPVC double glazed double doors to rear patio garden, uPVC double glazed window to side aspect, radiator, plain plastered ceiling with 6 inset spotlights, grey wood effect vinyl floor covering, , open plan to:

KITCHEN 8'9 x 4'8

uPVC double glazed window to rear aspect, plain plastered ceiling 2 inset spotlights, white gloss fronted base and eye level units with stainless steel bar handles and granite effect roll top laminate works surfaces and upstands, new built-in undercounter fridge, 'Candy' ceramic hob, stainless steel carbon filter extractor hood, 'Candy' under counter electric oven, single drainer stainless steel sink unit with mixer tap, 2 fitted laminate shelves, grey wood effect vinyl floor covering

First Floor

LANDING: 3'10 x 5'4

Plain plastered ceiling, access to loft, built-in boiler cupboard housing 'Worcester' Gas combination Boiler

BEDROOM ONE: 11'2 maximum 8'10 minimum x 11'2

uPVC double glazed window to rear aspect, radiator plain plastered ceiling, TV point, fitted wardrobes with sliding mirror doors

BEDROOM TWO: 10'6 maximum 6'3 minimum x 8'1

uPVC double glazed window to front aspect, radiator, plain plastered ceiling, TV point built-in wardrobe over stair with shelf and hanging rail

BATHROOM: 6'2 x 5'5

Opaque uPVC double glazed window to side aspect, chrome towel radiator, plain plastered ceiling with 2 inset spotlights and extractor fan, wall mounted medicine cabinet with mirror door, shaver point, close couple WC with matching white seat and lid, vanity wash hand basin with grey fronted door and cabinet beneath, chrome mixer tap, white PVC panel bath with chrome mixer tap , mains fed shower chrome shower mixer, flexible hose, chrome shower head and parking on adjustable pole, grey tiling to rear of sink and bath area, folding glass shower screen, wood effect vinyl floor covering.

Outside

PARKING:

Single space to side of house

PATIO GARDEN

Refer to photograph.

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Front



Entrance Hall



Cloakroom/WC



Living Room



Kitchen



Fridge



Hob



Oven

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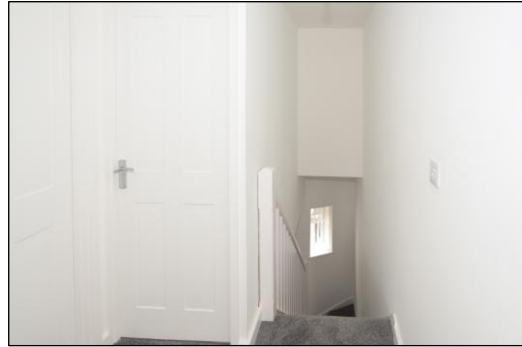
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Washer Dryer



Landing



Bedroom One



Bedroom One



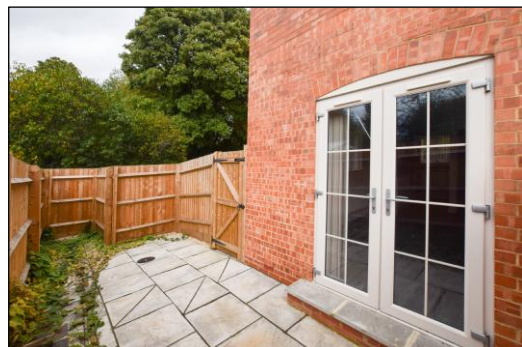
Bedroom Two



Bedroom Two



Bathroom



Patio Garden

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Material Property Information

Council Tax Band **B** / Amount **£ 2024.86 P.A**

Rental Asking Price **£1150.00**

Tenure**Freehold**

Property construction **Standard**

Mains Electricity supply **Yes**

Mains Gas Supply **Yes**

Mains Water supply **Yes**

Mains Sewerage **Yes**

Heating Type **Gas**

BroadbandFibre to Cabinet Copper to house

Parking..... **Driveway**

No of Parking Spaces **1**

Building safety No issues

Restrictions /Rights and easements None

Flood risk - No

Planning permission – NO

Accessibility/adaptations - NO



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AVAILABLE:

Date 14th October 2026

RENT:

£1150.00 per calendar month.

LENGTH OF TENANCY: Assured Periodic Tenancy

RENTAL DEPOSIT

£1326.92 (Equal to five weeks rent.)

Deposits are held by the Deposit Protection Service which is an independent body set up by the Government specifically designed to protect deposits fairly on behalf of landlord and tenants alike.

COUNCIL TAX BAND

According to <http://cti.voa.gov.uk>

The council tax band is **B**

To Make an offer to rent the property

Please send an e-mail to:

E-mail: lettings@bartonfleming.co.uk

Including :

Full names of all adult occupants

Emails and telephone numbers for all tenants

Occupations of all tenants

Gross annual salaries for all tenants including contracted hours of employment

Details of any children

Details of any pets

Required Tenancy Start date

Length of tenancy required

Any special conditions or requirements

We will then put your offer to rent the property forward to the landlord.

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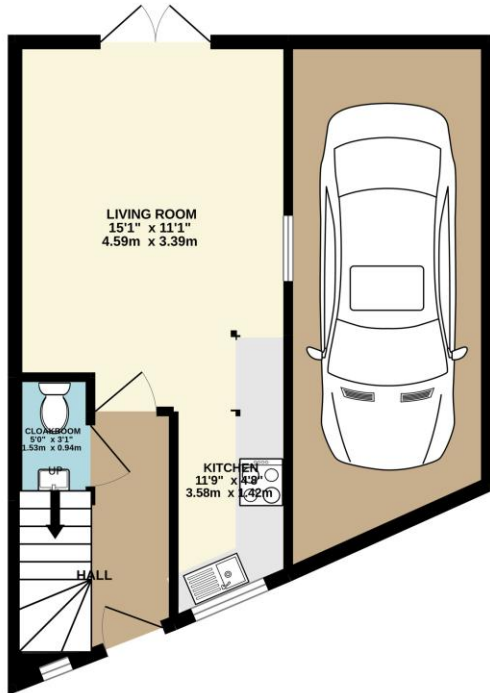
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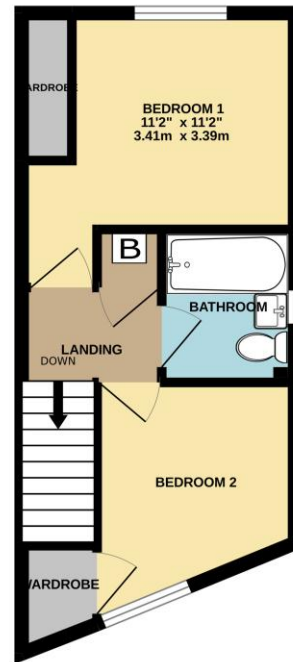
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GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.3 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.
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