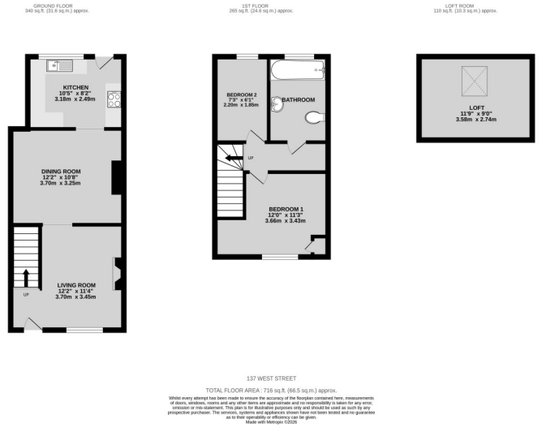
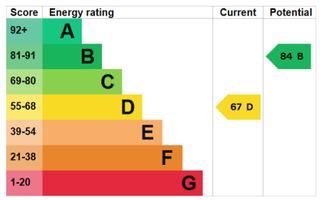


Holding Deposit— This will be restricted to £285. 00 (This will be part of the balance due when the lease is signed)

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

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: A 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.

Directions: From Banbury Cross proceed east through the High Street and into George Street and at the last set of traffic lights take the left turn into Lower Cherwell Street. At the next set of traffic lights turn right into Bridge Street and continue over the bridge and at the next mini- roundabout take the left turn into West Street.

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

Tel: 01295 221100 Fax: 01295 224805 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk

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137 West Street

Banbury

Oxfordshire

OX16 3HB

£1250 pcm - Available Immediately



Stanbra Powell

Estate Agents
Valuers
Property Lettings







A two bedroom mid-terrace home, close to amenities

Living Room | Dining Room | Kitchen | Two Bedrooms | Good sized rear garden

Located within easy walking distance of the town and railway station is this two bedroom mid-terrace home, benefiting from two reception rooms, kitchen, two bedrooms, bathroom, and a good-sized rear garden.

DESCRIPTION:

Ground Floor

Access via front door to living room.

Living room: Parquet flooring. Wall mounted radiator. Stairs rising to first floor. UPVC double glazed window to the front aspect. Chimney breast.

Dining room: Parquet flooring. Wall mounted radiator. Chimney breast.

Kitchen: A range of base and eye-level units with laminate worktop, built-in oven, four ring gas hob and extractor hood above. Tiling to splashback areas. Space and plumbing for washing machine, dishwasher and full-height fridge freezer. Built-in sink unit. UPVC double glazed window overlooks rear garden. Tiled flooring. UPVC double glazed door leads to rear garden.

First Floor

Landing: Access to all first floor accommodation. Access to loft. Loft has a pull-down ladder, power and light connected, has been plastered, and has flooring with a Velux window.

Bedroom one: Double bedroom with UPVC double glazed window to the front aspect. Wall mounted radiator. Laminate wood flooring. Cupboard housing recently fitted Glowworm combination boiler.

Bedroom two: Single bedroom with UPVC double glazed window overlooking the rear garden. Wall mounted radiator. Laminate wood flooring.

Bathroom: Refitted three piece white suite comprising low level WC, wash hand basin and P-shaped bath with shower over. Fully tiled walls and flooring. Wall mounted heated towel rail. Single glazed wooden frame window to the rear aspect.

Outside

Rear garden: Stepping out onto a small patio area. The rest of the garden is mostly laid to shingle, enclosed by timber panel fencing. There is also gated side access.







