

STEPPING STONES

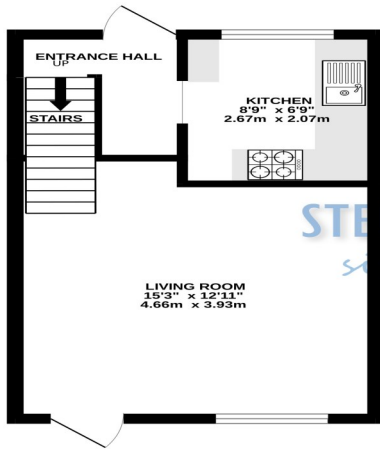
3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA
Telephone: 01295 275909 • **Email:** info@steppingstonesletting.com



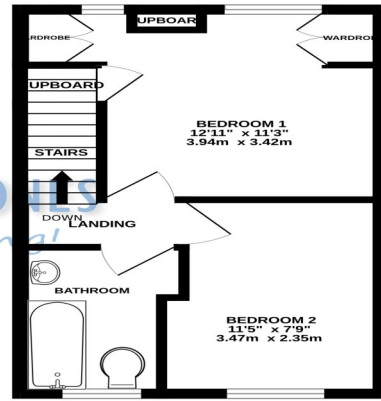
A two bedroom house that is currently being redecorated and will have new carpets throughout, situated in a popular residential area, close to the train station. The property benefits from having built in wardrobes, an allocated car parking space and gas central heating. EPC Rating: C. **Available: 1st August**

- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Built in wardrobes
- Enclosed rear garden
- Close to the train station

GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



STEPPING STONES
simply letting

TOTAL FLOOR AREA: 571 sq.ft. (53.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description 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 Lettopic ©2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,250.00
TOTAL DEPOSIT: £ 1,442.30
HOLDING DEPOSIT: £ 288.46

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 to front aspect.
SITTING ROOM: 15'3 x 12'11 Window and door to rear aspect.
KITCHEN: 8'9 x 6'9 Window to front aspect. Modern floor fitted and wall mounted units with worktops over. Four ring gas hob with oven below and extractor hood above.
BEDROOM ONE: 12'11 x 11'3 Windows to front aspect. Built in wardrobes.
BEDROOM TWO: 11'5 x 7'9 Window to rear aspect.
BATHROOM: Window to rear aspect. White suite comprising bath with shower over, low level w.c. and wash hand basin. Heated towel radiator.
GARDEN: Enclosed rear garden. Decked area and then laid to lawn, bordered with mature shrubs and bushes. Garden shed. Gate access to parking area.
HEATING: Gas central heating
WATER & DRAINAGE: Mains connected
PARKING: One allocated car parking space
COUNCIL TAX: Band B
EPC RATING: C
REFERENCE: 445

To check broadband and phone coverage please visit the Ofcom website: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

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.

