

# STEPPING STONES

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

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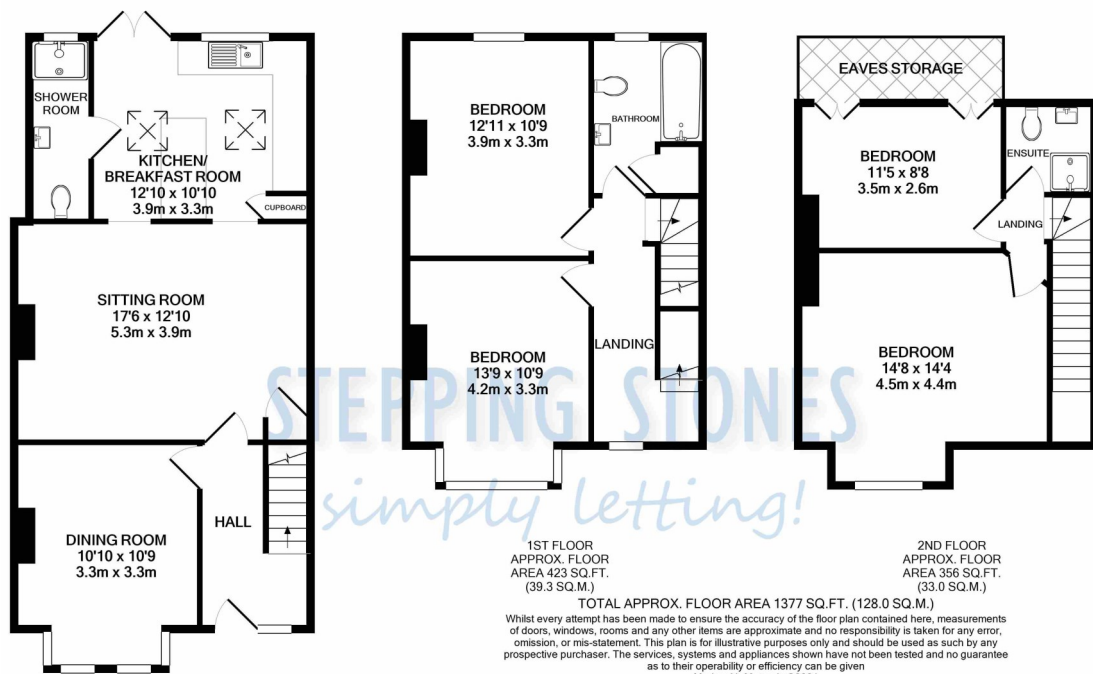
HIGHTOWN ROAD, BANBURY, OXON, OX16 9BS

£1,950pcm



An immaculately presented four bedroom end of terrace property, finished to a very high standard. This property benefits from a large enclosed garden, driveway car parking for one car, built in storage and character features throughout. EPC Rating: D. **Available: Now.**

- 4 Bedrooms
- 3 Bathrooms
- Driveway car parking for one car
- Gas central heating
- High specification
- Large enclosed rear garden



**GROUND FLOOR**  
APPROX. FLOOR AREA 599 SQ.FT. (55.7 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

**RENT:** £ 1,950.00  
**TOTAL DEPOSIT:** £ 2,250.00  
**HOLDING DEPOSIT:** £ 450.00

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. Under stair storage.

**DINING ROOM:** 10'10 x 10'9 Bay window to front aspect. Fireplace.

**SITTING ROOM:** 17'6 x 12'10 Fireplace. Built in storage cupboard.

**KITCHEN:** 12'10 x 10'10 Patio doors leading to rear garden. Range of modern floor and wall mounted units with matching island.

**SHOWER ROOM:** Window to rear aspect. White suite comprising low level w.c, wash hand basin and shower cubicle. Wall mounted storage cupboard.

**BEDROOM ONE:** 13'9 x 10'9. Window to front aspect. Ornamental fireplace

**BEDROOM TWO:** 12'11 x 10'9 Window to rear aspect. Ornamental fireplace.

**BATHROOM:** Window to rear aspect. Comprising modern suite of bath with shower over, wash hand basin and low level w/c.

**BEDROOM THREE:** 14'8 x 14'4 Window to front aspect.

**BEDROOM FOUR:** Window to rear aspect. Eaves storage

**ENSUITE:** Window to rear aspect. White suite comprising shower cubicle, low level w.c and wash hand basin.

**GARDEN:** Extensive garden laid to lawn with patio area.

**HEATING:** Gas central heating.

**PARKING:** Driveway car parking for one vehicle

**COUNCIL TAX:** Band C

**REFERENCE:** 128

**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.

