

STEPPING STONES

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

Telephone: 01295 275909 • Email: info@steppingstonesletting.com



WARWICK ROAD, BANBURY, OXON, OX16 2AB

£1,395pcm

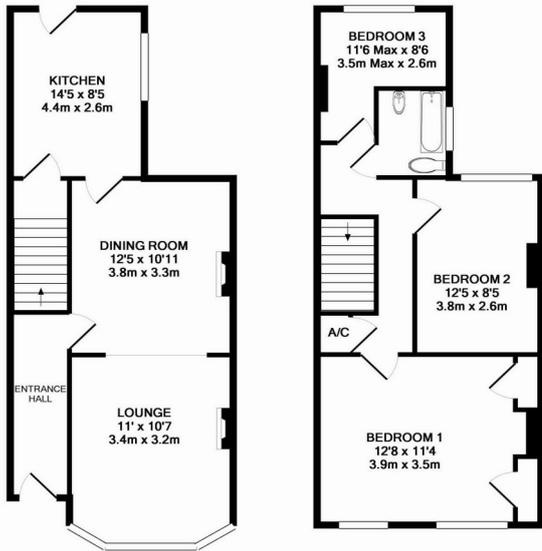


A beautiful three bedroom Victorian house situated within walking distance to the town centre and train station. The property offers spacious accommodation which has been modernised to a high standard and has an enclosed rear garden. EPC Rating: D. **Available: 16th April.**

- 3 Bedrooms
- Enclosed garden
- 2 Reception rooms
- 1 Bathroom
- Gas central heating
- Walking distance to town

VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA



GROUND FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 929 SQ.FT. (86.3 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		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,395.00
TOTAL DEPOSIT: £ 1,609.61
HOLDING DEPOSIT: £ 321.92

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).

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.

BEDROOM ONE: 12'8 x 11'4 Windows to front aspect.

BEDROOM TWO: 12'5 x 8'5 Window to rear aspect.

BEDROOM THREE: 11'6 x 8'6 Window to rear aspect.

BATHROOM: Fully fitted white suite comprising bath with shower over and screen, wash hand basin and low level w/c.

LANDING: Built in airing cupboard with storage. Stairs leading down to:

ENTRANCE HALL: Double glazed door to front aspect and recessed porch. Ceramic tiled floor.

DINING ROOM: 12'5 x 10' 11 Window to rear aspect.

LOUNGE: 11' x 10'7 Window to front aspect.

KITCHEN: 14'5 x 8'5 Range of white high gloss units with contrasting black worktops. Window to side aspect. Door to rear aspect. Further work surface with free space under for fridge and freezer. Under stairs storage cupboard. Four ring electric hob with oven below and extractor above.

REAR GARDEN: Enclosed by close boarded fencing. Stocked with flowers, shrubs and bushes. Hard-standing for summerhouse. Patio area. Rear access point.

PARKING: No allocated car parking

EPC RATING: D

HEATING: Gas central heating

COUNCIL TAX: Band B

REFERENCE: 371

WATER & DRAINAGE: Mains connected

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

