

STEPPING STONES

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

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LACE LANE, BUCKINGHAM, BUCKS, MK18 7RD

£1,550pcm



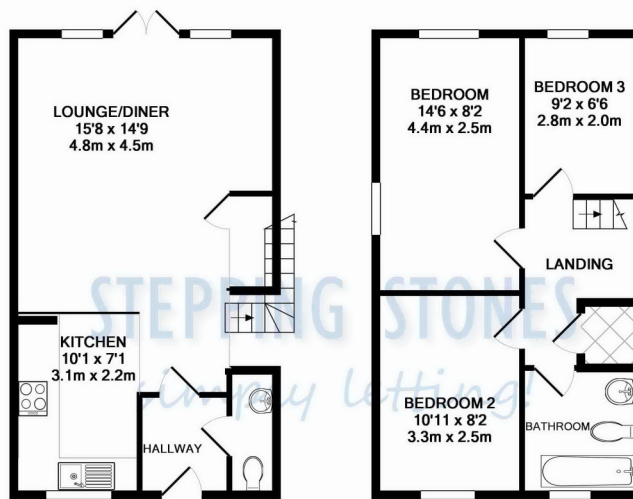
A well presented three bedroom semi detached house which offers open plan living accommodation, kitchen with built in appliances, enclosed rear garden and a single garage. The property is situated in a convenient location for local amenities and also benefits from having gas central heating.

EPC Rating: C. Available: 13th October.

- 3 Bedrooms
- Gas central heating
- Single garage
- 1 Bathroom
- Open plan living
- Enclosed rear garden

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 368 SQ.FT.
(34.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 737 SQ.FT. (68.4 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		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,550.00

TOTAL DEPOSIT: £ 1,788.46

HOLDING DEPOSIT: £ 357.69

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.

ENTRANCE HALL: Door to front aspect. Door through to open plan living area.

W/C: White suite comprising wash hand basin and w/c.

KITCHEN: 10'1 x 7'1 A range of modern floor fitted and wall mounted kitchen units with worktops over. Four ring gas hob with oven below. Built in fridge/freezer, integrated washing machine and dishwasher.

LOUNGE/DINER: 15'8 x 14'9 French doors leading to rear garden. Built in under stairs storage cupboard.

BEDROOM ONE: 14'7 x 8'2 Windows to rear and side aspects.

BEDROOM TWO: 10'11 x 8'2 Window to front aspect.

BEDROOM THREE: 9'1 x 6'4 Window to rear aspect.

BATHROOM: Window to front aspect. Comprising white suite of bath with shower over and glass shower screen, wash hand basin and low level w/c.

GARDEN: Enclosed rear garden.

HEATING: Gas central heating.

PARKING: Single garage with allocated car parking to the front for one vehicle.

COUNCIL TAX: Band D

REFERENCE: 422

EPC RATING: C

