

STEPPING STONES

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

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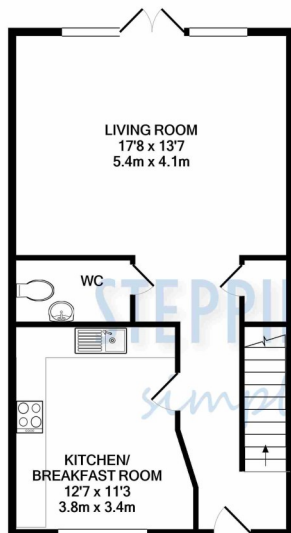


A beautifully presented three bedroom semi detached house situated in a quiet residential area convenient for the town centre. The property benefits from having a spacious enclosed rear garden, driveway car parking for two vehicles and an ensuite to the master bedroom. EPC Rating: C. **Available: 18th August**

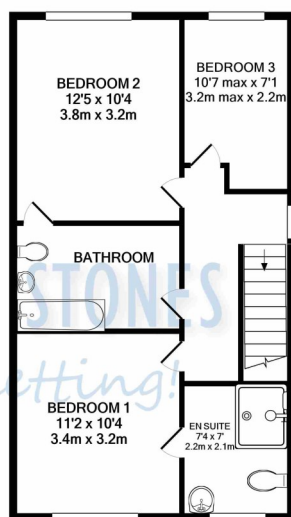
- 3 Bedrooms
- 2 Bathrooms
- Gas central heating
- Driveway car parking
- Enclosed rear garden
- Integrated appliances

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



1ST FLOOR

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		91 B
69-80	C	79 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.

LOUNGE: 17'8 x 13'7 Windows and doors to rear aspect leading through to the garden.

CLOAKROOM: Suite comprising low level w/c and wash hand basin.

KITCHEN/DINER: 12'7 x 11'3 Window to front aspect. Range of modern floor and wall mounted units with worktops over. Four ring electric hob with oven below and extractor hood above. Integrated dishwasher, fridge/freezer and washing machine.

BEDROOM ONE: 11'2 x 10'4 Window to front aspect.

EN SUITE: Window to front aspect. White suite comprising shower cubicle, low level w/c and wash hand basin.

BEDROOM TWO: 12'5 x 10'4 Window to rear aspect.

BEDROOM THREE: 10'7 x 7'1 Window to rear aspect.

BATHROOM: Comprising suite of bath with shower over, wash hand basin and low level w/c.

GARDEN: Enclosed rear garden laid to lawn with a patio area. Garden shed.

HEATING: Gas central heating

PARKING: Driveway car parking for two vehicles

COUNCIL TAX: Band C

EPC RATING: C

REFERENCE: 708

WATER & DRAINAGE: Mains connected

