

STEPPING STONES

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

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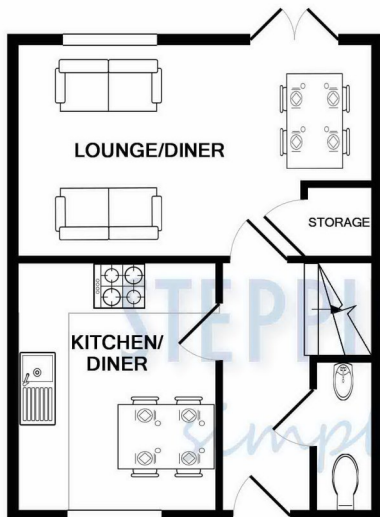


A modern three bedroom property located in this highly sought after village location. The property has recently been fully redecorated and has new carpets fitted throughout, it also benefits from having gas central heating and an enclosed rear garden. EPC Rating: C **Available: Now.**

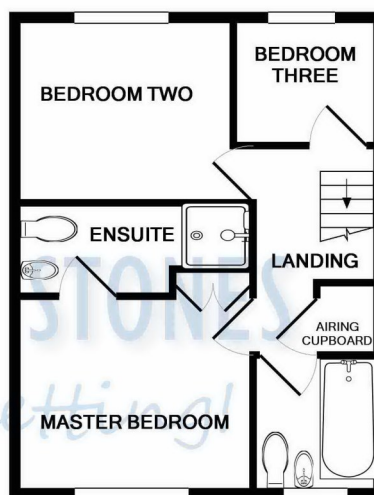
- 3 Bedrooms
- 2 Bathrooms
- Allocated car parking
- Gas central heating
- Village location
- Enclosed rear garden

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



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		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,400.00
TOTAL DEPOSIT: £ 1,615.38
HOLDING DEPOSIT: £ 323.07

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).

BEDROOM ONE: Window to front aspect. Built in double hanging wardrobes.

EN SUITE: Suite comprising shower cubicle, wash hand basin and low level w.c.

BEDROOM TWO: Window to rear aspect.

BEDROOM THREE: Window to rear aspect.

BATHROOM: Window to front aspect. Comprising suite of bath, wash hand basin and low level w.c.

LANDING: With built in airing cupboard and stairs leading to ground floor.

ENTRANCE: Door to front aspect. Stairs leading to first floor. Built in storage cupboard.

CLOAKROOM: White suite comprising low level w.c and wash hand basin.

KITCHEN: Window to front aspect. With range of modern floor and wall mounted units with worktops over. Four ring gas hob with single electric oven below and extractor fan above. Integrated fridge/freezer and dishwasher.

LOUNGE: French doors to rear garden. Built in storage cupboard.

GARDEN: Enclosed rear garden that us laid to lawn and has a patio area.

PARKING: Two allocated car parking spaces, and there is a single garage with an up and over door

HEATING: Gas central heating

EPC RATING: C

COUNCIL TAX: Band D

REFERENCE: 732

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.

