

STEPPING STONES

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

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



A well presented two bedroom mid terrace house situated in a popular residential area close to local amenities. The property benefits from having built in wardrobes, allocated parking, white goods and enclosed rear garden.

EPC Rating: C. Available: 11th September

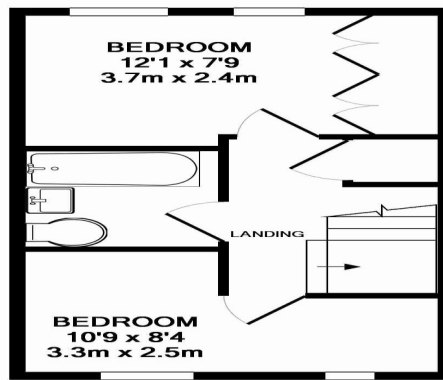
- 2 Bedrooms
- 1 Bathroom
- Allocated parking
- Gas central heating
- White goods
- Built in wardrobes

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 291 SQ.FT.
(27.0 SQ.M.)



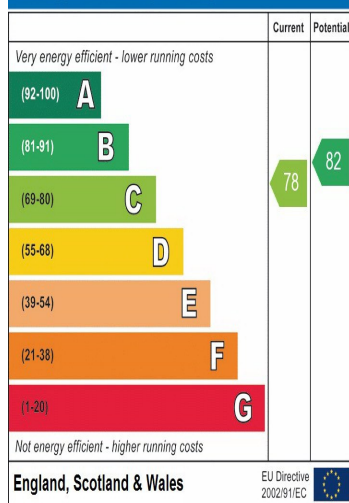
1ST FLOOR
APPROX. FLOOR
AREA 291 SQ.FT.
(27.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 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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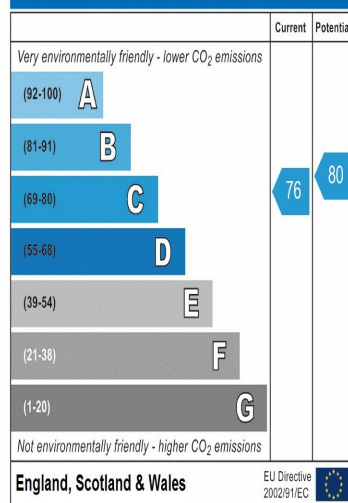
Energy Efficiency Rating



Address:
Melrose Court Banbury OX16 1AE

Reference:
568

Environmental Impact (CO₂) Rating



ENTRANCE HALL: Door to front communal aspect and door to downstairs w/c.

CLOAKROOM: White suite comprising wash hand basin and w/c. Extractor fan.

LOUNGE: 14'9 x 9'6 Window to front aspect.

KITCHEN: 12'9 x 7'9 Window to rear aspect. Door leading to rear garden. A range of floor fitted and wall mounted light timber units with contrasting worktops over. Four ring gas hob with electric oven below and extractor hood above. Freestanding fridge/freezer, washing machine and dishwasher. Tiled flooring.

BEDROOM ONE: 10'9 x 8'4 Two windows to rear aspect. Two built in wardrobes enclosing hanging rail and shelves.

BEDROOM TWO: 12'1 x 7'9 Two window front aspect.

BATHROOM: Modern white suite comprising bath with shower over, wash hand basin and w/c. Lino flooring. Decorative peach tiles to splashback areas. Extractor fan.

GARDEN: Enclosed rear garden with patio.

HEATING: Gas central heating.

PARKING: Allocated parking.

COUNCIL TAX: Band B

EPC RATING: C

REFERENCE: 568

RENT: £ 1,250.00
TOTAL DEPOSIT: £ 1442.30
HOLDING DEPOSIT: £ 288.46

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.

