

# STEPPING STONES

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

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**CENTRE STREET, BANBURY, OXON, OX16 3LG**

**£1,100pcm**



A Victorian end of terrace two bedroom house located close to the train station and town centre. The property benefits from having gas central heating, an enclosed rear courtyard garden and two reception rooms.

**EPC Rating: D. Available: 17th February.**

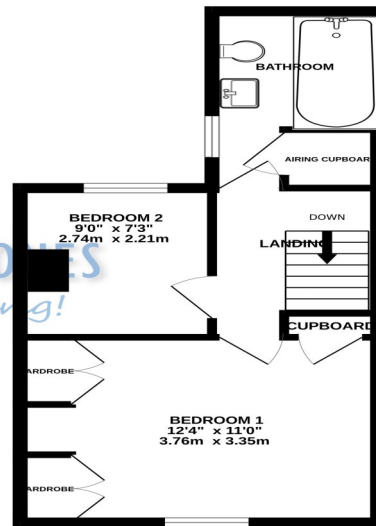
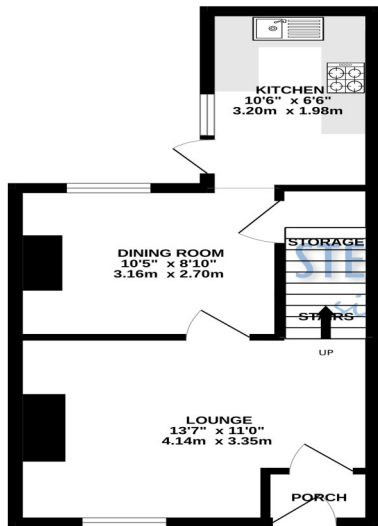
- 2 Bedrooms
- Gas central heating
- Courtyard garden
- 1 Bathroom
- Built in storage
- Close to the train station

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  
335 sq.ft. (31.1 sq.m.) approx.

1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (62.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans created 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, appliances 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		83   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,100.00

TOTAL DEPOSIT: £ 1269.23

HOLDING DEPOSIT: £ 253.84

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:** Porch with door to front aspect.

**LOUNGE:** 13'7 x 11'0 Window to front aspect. Feature fireplace.

**DINING ROOM:** 10'5 x 8'10 Window to rear aspect. Under stairs storage cupboard.

**KITCHEN:** 10'6 x 6'6 Door and window to rear aspect. Comprising floor and wall mounted units with worktops over, four ring gas hob with extractor hood above and oven below.

**BEDROOM ONE:** 12'4 x 11'0 Window to front aspect. Two built in wardrobes and an extra storage cupboard.

**BATHROOM:** Window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level W.C.

**BEDROOM TWO:** 9'0 x 7'3 Window to rear aspect.

**GARDEN:** Enclosed courtyard garden with a storage shed.

**HEATING:** Gas central heating

**PARKING:** On road car parking based on a first come first served basis, no allocated car parking

**COUNCIL TAX:** Band A

**EPC RATING:** D

**REFERENCE:** 168

