

STEPPING STONES

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MILL LANE, BRACKLEY, NORTHANTS, NN13 7XU

£1,895pcm



A newly renovated four bedroom detached house that has been finished to a high contemporary standard, just a short walk from Brackley town centre and amenities. This stylish home offers a bright living area, modern kitchen, a conservatory, enclosed rear garden, driveway car parking and single garage. EPC Rating: C. **Available: Now**

- 4 Bedrooms
- 2 Bathrooms
- Gas central heating
- Single garage
- Driveway car parking
- Close to the town centre

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,895.00

TOTAL DEPOSIT: £ 2,186.53

HOLDING DEPOSIT: £ 437.30

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: Door to side aspect. Built in cupboard.

CLOAKROOM: Window to side aspect. Low level w.c. and wash hand basin.

SITTING ROOM: 17'6 x 11'9 Dual aspect windows with a bay to front aspect.

KITCHEN: 12'5 x 9'2 Window and door to rear aspect. Newly fitted kitchen comprising floor and wall mounted units with worktops over. Four ring electric hob with oven below and extractor hood above. Built in cupboard.

DINING ROOM: 12'5 x 8'7 Doors through to:

CONSERVATORY: 12'3 x 8'2 Door to rear aspect.

BEDROOM ONE: 10'5 x 9'0 Window to front aspect. Built in wardrobes.

EN SUITE: Window to side aspect. Suite comprising low level w.c., wash hand basin and shower.

BEDROOM TWO: 11'0 x 9'1 Window to rear aspect.

BATHROOM: Window to side aspect. Modern white suite comprising bath with shower over, wash hand basin and low level w.c.

BEDROOM THREE: 12'5 x 6'2 Window to rear aspect.

BEDROOM FOUR: 11'9 x 6'2 Window to front aspect.

HEATING: Gas central heating

GARDEN: Enclosed rear garden with patio area and the rest is laid to lawn. Raised borders. Mature shrubs and bushes.

PARKING: Driveway car parking. Single garage.

COUNCIL TAX: Band E

EPC RATING: C

REFERENCE: 314

WATER & DRAINAGE: Mains connected

