

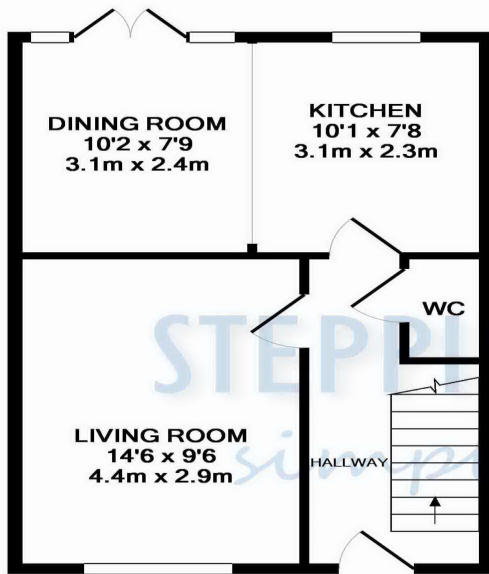
STEPPING STONES

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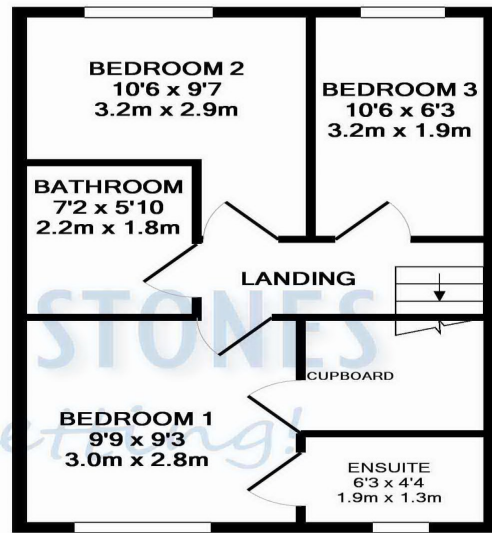


A well presented three bedroom mid terrace house situated in a small quiet development within a village location. The property benefits from having an en suite to the master bedroom, open plan kitchen/diner and enclosed rear garden. EPC Rating: C. **Available: 2nd June.**

- 3 Bedrooms
- 2 Bathrooms
- Allocated car parking
- Air source heating
- Village location
- Enclosed rear garden



GROUND FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front aspect.

CLOAKROOM: Comprising modern suite of low level w.c and wash hand basin.

LOUNGE: 14'6 x 9'5 Window to front aspect.

KITCHEN/DINER: 16'2 x 9'3 Window to rear aspect. French doors to rear garden. Comprising modern floor and wall mounted units. Four ring ceramic hob with electric oven and extractor hood. Integrated fridge/freezer.

BEDROOM ONE: 10'9 x 9'9 Window to front aspect. Built in airing cupboard.

EN SUITE: Window to front aspect. Comprising modern suite of shower cubicle, wash hand basin and low level w.c.

BEDROOM TWO: 10'2 x 7' Window to rear aspect.

BEDROOM THREE: 9'2 x 6'7 Window to rear aspect.

BATHROOM: Comprising modern suite of bath, wash hand basin and low level w.c.

HEATING: Air source heating

PARKING: Allocated car parking to the rear of the property

COUNCIL TAX: Band C

EPC RATING: C

REFERENCE: 408

RENT: £ 1,295.00
TOTAL DEPOSIT: £ 1,494.23
HOLDING DEPOSIT: £ 298.84

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.

