



Price £1,150 pcm

Two-bedroom family home with a garden and garage located in an attractive and quiet area of Banbury near train station to London, Oxford and Birmingham. A small pet considered subject to additional rent £25 per month.

EPC rating C.

The accommodation comprises of:

ENTRANCE HALL

Hallway with laminate flooring, kitchen to the right, doors leading to a downstairs cloakroom, storage cupboard and lounge.

KITCHEN

A range of base and eye level units with roll edged work surfaces. Stainless steel sink with a mixer tap. Four-plate gas hob with electric oven, extractor hood over, microwave, freestanding washer / dryer and fridge freezer. Tiled flooring, double glazed window to front aspect.

LOUNGE

Spacious lounge with laminate flooring, double glazed window to back aspect, French door leading to rear garden. Stairs rising to first floor.

CLOAKROOM

A white suite of shower, wash hand basin and low-level WC.

FIRST FLOOR LANDING

Access to loft space. Doors leading to two bedrooms and family bathroom. Carpeted floor.

MASTER BEDROOM – BEDROOM ONE

Large double bedroom with an en-suite bathroom, double glazed window to rear aspect, carpeted floor. Door to ensuite bathroom.

EN-SUITE BATHROOM

A white suite of shower, wash hand basin and low-level WC.

BEDROOM TWO

Double bedroom, double glazed window to front aspect, carpeted floor.

FAMILY BATHROOM

A white suite of panel bath, pedestal wash hand basin and low-level WC. Ceramic tiling to walls, laminate flooring.





REAR GARDEN

Good size private garden.

GARAGE

Property benefits from a garage located to the rear of the house.

VIEWINGS

Strictly by appointment only.

LOCATION:

Quiet residential area only few minutes walk from the train station with trains to London, Oxford and Birmingham.

LETTING INFORMATION

- Rent: £1,150.00 per month
- Deposit: £1,326.00
- Council tax band B – Cherwell District Council

Suitable for a single professional or couple. 1 small pet (a dog or a cat) considered subject to an increased rent £25 per month.

Available 23.8.22

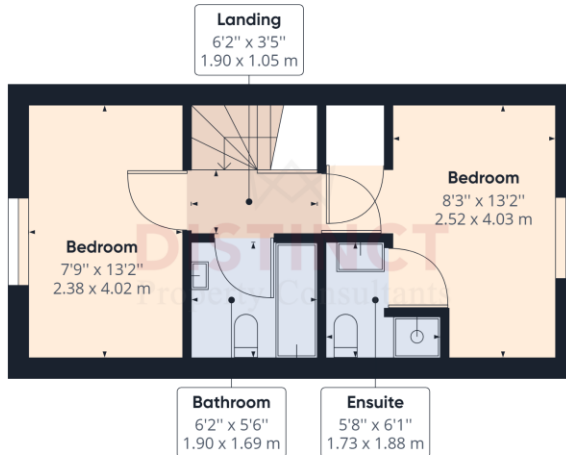
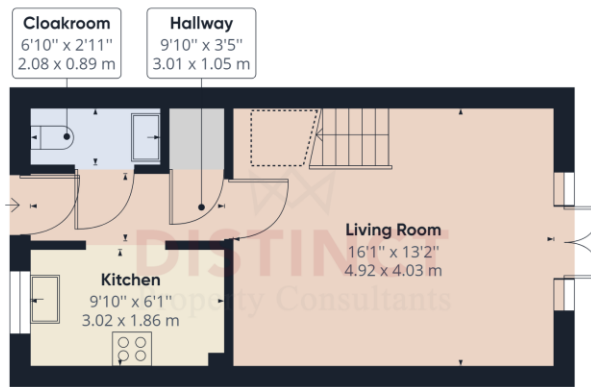
Holding deposit: £265.00 = One week's rent. This is to reserve a property.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail references, 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 any other Deadline for Agreement as mutually agreed in writing).

AGENTS` DISCLAIMER

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings or services. It is the tenant (s)` interests to check their working condition.

To comply with anti-money laundering regulations and Right to Rent checks, applicants will be asked to provide proof of ID and proof of address.



Approximate total area⁽¹⁾

654.07 ft²
60.76 m²

Reduced headroom

19.26 ft²
1.79 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

- 2 Bedrooms
- Living Room
- Kitchen
- En-suite Bathroom
- Bathroom
- Garden
- Off Street Parking
- Garage
- One Small Pet Considered
- Close to Town Centre & Train Station to London, Oxford & Birmingham

