



Price £1,350 pcm

This charming three-bedroom terraced house is located within walking distance of the town centre. Well presented and offering many character features throughout. The property benefits from gas central heating, newly fitted secondary glazing and a garden office or den.

EPC rating D

Description

The accommodation comprises of:

Ground Floor

Entrance porch leading into the hallway. From the hallway is a living room with carpet, fireplace, and bay window.

There is a dining room with wooden flooring, wood burner, built in cupboards and door to understairs storage. Sash window to the side and doorway which leads through to the kitchen.

Kitchen comprising of shaker style units, freestanding electric cooker, four-ring plate hob, double fan-assisted oven, a slimline dishwasher and spaces for a washing machine and fridge/freezer. Wall mounted Glow-Worm boiler, tiled splashbacks, extractor hood, sink unit with mixer tap and under cabinet lighting.

Door to rear garden.

First Floor

Landing with wall mounted radiator.

Bedroom 1: Double bedroom with built in wardrobe, sash window, secondary glazing, and feature fireplace

Bedroom 2: Double bedroom with rear window, secondary glazing, and feature fireplace

Bedroom 3: Single bedroom with built in wardrobe and UPVC secondary glazing to the rear.

Bathroom: Comprising walk-in shower, low level WC, washbasin, towel rail, built in cupboards and wooden flooring.

Viewings

Strictly by appointment only.

Outside

The property benefits from a good sized, mature, secluded garden which leads to a fantastic, heated outbuilding which can be used as an office or as a garden room. Low maintenance front garden and side access to the street. Street parking.





Neighbourhood

Located in the historic market town of Banbury.

Location

The property is in the sought-after Queens Road area which is within walking distance to all amenities including the town centre and rail station.

Viewings

Strictly by appointment only.

Letting Information

- The rent is £1,350 per month
- EPC rating – Band D
- Council tax - Band C - Cherwell District Council
- The security deposit is £1,557
- Available 1.12.2022

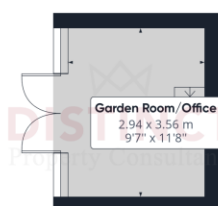
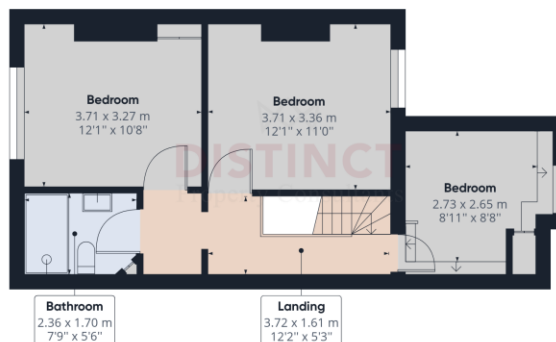
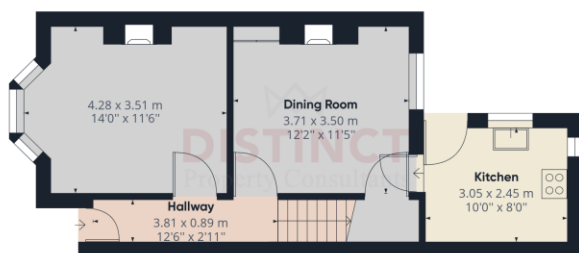
The holding deposit of £311.00 represents one week's rent. This is to reserve the property.

Please note that the holding deposit will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails references, fails a Right to Rent check, provides materially significant false or misleading information, or fails to sign the tenancy agreement (and/or Deed of Guarantee) within 15 days (or any other deadline for agreement as mutually agreed in writing).

Photographs are for illustration only. The property is let unfurnished.

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.



Approximate total area⁽¹⁾
94.79 m²
1020.30 ft²

(1) Excluding balconies and terraces

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

- Two double bedrooms
- One single bedroom
- Living room with fireplace
- Dining room with wood burner
- Kitchen with free standing cooker
- Bathroom with walk-in shower
- Garden office
- Good sized secluded garden
- Side access to the road
- On street parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 