



Manston Close | Bicester  
Price £1,525 pcm



Distinct Property Consultants are pleased to introduce this three-bedroom mid-terraced family home. Available end of July.

EPC rating C

- 3 Bedrooms
- Living Room
- Kitchen/ Diner
- Bathroom
- Garden
- Garage
- Off Street Parking
- Near Local Amenities
- Residential Cul De Sac

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The accommodation comprises of:

#### **PORCH**

Door leading to living room.

#### **LIVING ROOM**

Good size living room with window to front aspect, karndeian flooring and door leading to kitchen. Stairs leading to the first floor.

#### **KITCHEN**

A range of base and eye level units with roll edged work surfaces. Stainless steel sink with a mixer tap. An electric four ring cooker with hob and double fan assisted oven, extractor hood. Space for fridge / freezer and washing machine. Window and door leading to rear garden.



### **BEDROOM ONE**

Good size double bedroom, double glazed window to front aspect, laminate flooring. Built in wardrobe. Curtains.

### **BEDROOM TWO**

Double bedroom, double glazed window to rear aspect, laminate flooring. Built in wardrobe. Curtains.

### **BEDROOM THREE**

Single bedroom, double glazed window to front aspect, laminate flooring. Curtains.



### **FAMILY BATHROOM**

A family bathroom with a suite of panel bath with shower, pedestal wash hand basin, low level WC. Ceramic tiling, double glazed frosted window to rear aspect.



### **GARDEN**

Good size rear garden with patio, lawn and shrubs. Rear access.

### **PARKING**

Off road parking in front of garage for two vehicles and further street parking available.  
Garage.

### **LOCATION**

Bicester town centre is 1.3 miles from the property, Bicester North train station 1.4 miles, Bicester Village 1.4 miles. Lidl is only few minutes` walk away. Property is located in a nice ,residential cul de sac and adjacent to a park that is perfect for walks with a dog or children to play.



### **Letting information**

Rent: £1,525 per month

Deposit: £1,759

Council tax band C – Cherwell District Council

Suitable for a family or a couple.

Holding deposit: £350 = 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).



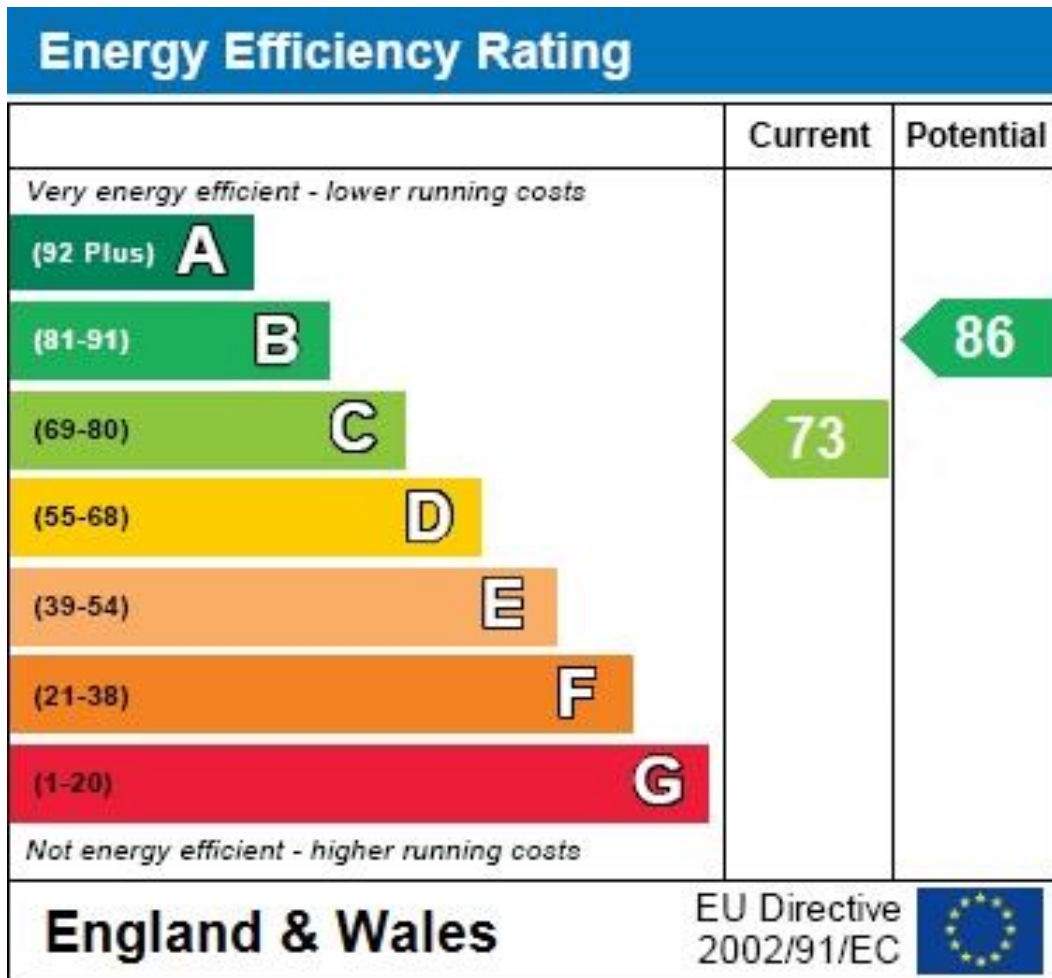
### **Situation & Property Information**

To Let  
Band C

### **Viewings**

Strictly by appointment only.





Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate. 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, buyers will be asked to provide proof of ID and proof of address as well as proof of funds. Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.

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