

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

Once taken, Stanbra Powell have 15 days to make a decision. If the tenancy does not go ahead (other than for a reason detailed below) the holding deposit will be repaid in full within 7 days.

The holding deposit does not need to be repaid in full if the tenant:

- Changes their mind
- Fails the ‘right to rent’ checks
- Has provided false or misleading information
- Despite Stanbra Powell's best efforts, the tenant fails to provide required information within 15 days.

Should you wish to proceed with the tenancy of this property, the following charges would apply:

First months rent in advance	£1395.00
Deposit	£1495.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: C **LOCAL AUTHORITY:** Cherwell District Council

Important—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. Stanbra Powell 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 floor plants 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.

DIRECTIONS: From Banbury Cross proceed north to the main traffic lights, taking the left turn into the B4100 Warwick Road. Continue along this road taking the fourth left hand turn into Union Street, right into Townsend and right into Reid Close.

5/6a Horsefair, Banbury, Oxon. OX16 0AA

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10 Reid Close

Banbury

Oxon

OX16 0SZ

£1395 pcm - Available Mid December



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



A well presented three bedroom mid-terrace property

Entrance Porch | Living Area | Downstairs W.C | Dining Area | Kitchen | Three Bedrooms | Bathroom | Garage | Garden | Off Road Parking for Two Vehicles

Located within walking distance of the town centre and further amenities, a well presented three bedroom mid-terraced house benefiting from gas central heating, double glazing throughout and off-road parking.

DESCRIPTION:

Wooden double glazed front leading to:

Entrance Porch: Wooden laminate flooring throughout. Wooden plinth with coat hooks to wall. Wooden door leading to:

Open Plan Living Area: Wooden laminate flooring throughout. Double glazed windows to front aspect. Area to downstairs. Wooden door leading to:

W.C: Wooden effect laminate flooring. Low level W.C. Wash hand basin. Mirror to wall. Area leading through to:

Dining Area: Wooden laminate flooring throughout. Double glazed sliding doors to rear aspect. Archway leading through to:

Kitchen: Wooden laminate flooring throughout. Wooden effect worktop. Stainless steel sink unit. A range of high gloss wall and base units. Stainless steel gas hob and cooker. Integrated dishwasher. Space for washing machine and fridge. Spot light fittings to ceiling. Tile work surround. Double glazed window to rear aspect. Extractor hood to wall. Wooden door leading to garage access.

External hallway: Door leading to:

Rear Garden: Area laid to patio. Area laid to lawn.

Stairs to First floor: Carpet to flooring

First Floor Landing: Smoke alarm to ceiling. Wooden door leading to:

Master Bedroom: Double glazed windows to front aspect. Fitted wardrobe. Wooden door leading to:

Bedroom Two: Double glazed windows to rear aspect. Fitted wardrobe. Wooden door leading to:

Bathroom: Wooden effect laminate flooring. Bathroom suite comprising of shower over bath, glass shower screen, wash hand basin, mirrored cabinet to wall and low level W.C. Double glazed windows to two aspects to rear. Wooden door leading to:

Bedroom Three: Double glazed windows to front aspect. Fitted wardrobes

Wooden door leading to:

Storage cupboard: Housing combination boiler. Shelving inside. Access to loft.

Garage: With up and over door. Electric unit and gas meter located inside.

Off road parking for two vehicles to front

