



TOTAL FLOOR AREA: 1118 sq. ft. (103.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling and any other items are approximate and no responsibility is taken for any error. Dimensions of the elements. The plan is for illustrative purposes only and should be used as such to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency and the plan.
 Made with Metagen 02/23

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	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	£1575.00
Dilapidation deposit	£1675.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: D **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 plans 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: Turn right into Nickling Road which is off the Warwick Road, the property can be found approximately halfway up on the left hand side.

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

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33 Nickling Road

Banbury

Oxon

OX16 1AR

£1575 pcm - Available 25th July



Stanbra Powell

Estate Agents
 Valuers
 Property Lettings



DESCRIPTION:

Entrance Hall accessed via UPVC double glazed front door. Tiled flooring throughout. Decorated in magnolia emulsion. Radiator to wall.

Kitchen/Dining Room: Range of modern white wall and base units. Granite worktop. Electrolux oven and four ring gas hob. Stainless steel extractor over. Inset stainless steel sink unit. Integrated Electrolux dishwasher. Integrated fridge freezer. Double glazed windows to two different aspects. Two radiators to wall. Tiled flooring throughout. Decorated in magnolia emulsion.

Cupboard: For storage.

Utility Area: Tiled to floor. A range of white wall and base units with marble effect worktop. Radiator to wall. UPVC double glazed door leading to side access. Tumble dryer and washing machine (These items have been left by the landlord who will accept no responsibility for any repairs/replacement).

Downstairs Cloakroom: Tiled flooring. Neutrally decorated. Low level WC and wash hand basin. Radiator to wall.

Living Room: Wooden flooring throughout. Decorated in magnolia emulsion. Two radiators to wall. Double glazed windows to front aspect. Double glazed French doors leading out to enclosed rear garden.

Master Bedroom: Two double glazed windows to two different aspects. Decorated in magnolia emulsion. Beige coloured carpet. Two radiators to wall. Bespoke fitted wardrobes.

En-Suite Shower Room: Comprising low level W.C., wash hand basin and shower cubicle. Heated towel rail to wall.

Bedroom Two: Decorated in magnolia emulsion. Beige coloured carpet. Bespoke fitted wardrobes. Radiator to wall. Double glazed window to front aspect.

Family Bathroom: Wood effect flooring. Panelled throughout. Comprising panelled bath with shower over, low level W.C and wash hand basin. Double glazed frosted windows. Heated towel rail to wall. Shaver light socket.

Cupboard Over-stairs: Space for storage.

Bedroom Three: Wood flooring. Decorated in magnolia emulsion. Radiator to wall. Double glazed windows to side aspect.

Garden: Area laid to patio. Small area of decking. Artificial turf. Garden shed.

Situated between Oxford and Royal Leamington Spa, on the edge of the northern Cotswolds, Banbury is an active and friendly town filled with period architecture and a range of shops. Modern attractions such as the Castle Quay Shopping Mall sit alongside historic points of interest such as the 18th-century boatyard. With the addition of many local events such as markets and festivals, and a range of good schools in the vicinity.



An immaculate three bedroom detached family home

Entrance Hall | Kitchen/Dining Room | Utility Area | Downstairs Cloakroom | Living Room | Three Bedroom | Family Bathroom | En-Suite | Garden | Garage | Driveway parking for two vehicles | Gas radiator heating

Built by Persimmon Homes in 2018, located on the Hanwell Chase development, is this immaculate stone built three bedroom detached property. The property benefits from an attractive enclosed rear garden and is located within a close proximity to a variety of amenities.