



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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	£1300.00
Dilapidation deposit	£1400.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B 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 south on the Oxford Road and at the traffic lights just past the Horton General Hospital, turn left into Hightown Road and Lime Avenue is a turning off on the right.

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

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2 Lime Avenue
Banbury
Oxon
OX16 9BU

£1300 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

UPVC double glazed front door leading to:-

Hallway: Wooden laminate flooring throughout. Double glazed window to side aspect. Radiator to wall. Understairs cupboard.

Living Room: Wooden laminate flooring throughout. Radiator to wall. Double glazed windows to front aspect.

Kitchen: Wooden laminate flooring throughout. Radiator to wall. Newly fitted kitchen with a range of white high gloss wall and base units. Integrated dishwasher. Marble effect worktop. Stainless steel sink unit. Electric hob and cooker. Extractor fan. Spot light fittings to ceiling. Tile work surround. Combination boiler to wall. Double glazed windows to rear aspect. Far reaching views to open countryside.

Lobby Area: Wooden laminate flooring throughout. Steps leading down to:-

Further Hallway. Double glazed rear doors. Side doors—fully enclosed.

Utility Room: wooden laminate flooring throughout. Radiator to wall. Double glazed windows to side aspect. Marble effect worktop. Stainless steel sink. Tile work surround. Space for washing machine and fridge.

Storage Room: Completely secure. Light fitting to ceiling. Double glazed windows to rear aspect.

Downstairs W.C: Wooden laminate flooring. Wash hand basin. Toilet Cistern. Double glazed window to side aspect. Mirror to wall.

Stairs to first floor.: Newly fitted carpets.

First Floor Landing: Smoke alarm to ceiling. Loft access.

Master Bedroom: Radiator to wall. Double glazed windows to front aspect.

Bedroom Two: Double glazed windows to rear aspect. Far reaching views of open countryside. Radiator to wall.

Main Bathroom: Wooden laminate flooring throughout. Newly fitted bathroom suite with fitted shower. Glass shower screen. Heated towel rail to wall. Tiled walls.



A newly refurbished three bedroom semi-detached property

Entrance Hallway | Kitchen | Living Room | Lobby Area | Utility Room | Storage Room | Downstairs W.C. | Three Bedrooms | Bathroom | Garden to Rear | Garage

Refurbished to a high standard throughout , a deceptively spacious three bedroom semi-detached property with the benefit of gas radiator heating, double glazing and garage.