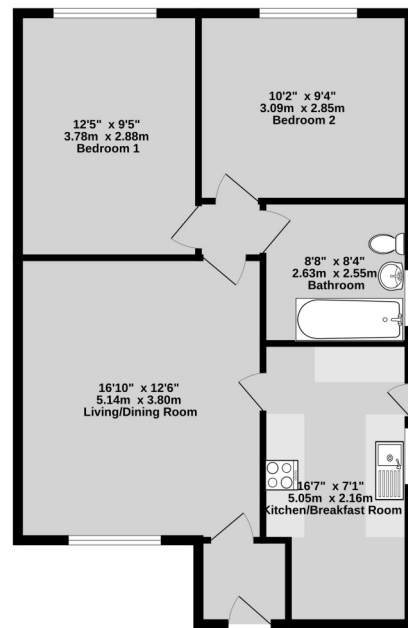


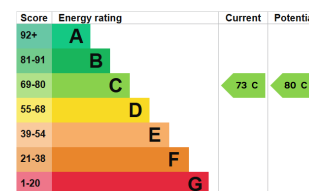


Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

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 £1250

Deposit £1442

This property is let by Stanbra Powell and managed by the Landlords thereafter.

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: C **LOCAL AUTHORITY:** West Northamptonshire 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.

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Tel: 01295 221100 Fax: 01295 224805 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk



10 Windsor Close

Kings Sutton

Banbury

OX17 3QT

£1250 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Porch

Tiled flooring. Radiator to wall. RCD unit to wall. Light fitting to ceiling. Wooden door leading to:

Living/Dining room

Two radiators to wall. Light fittings to ceiling. Double glazed window to front aspect. Smoke alarm to ceiling.

Kitchen/Breakfast Room

Tiled flooring throughout. Radiator to wall. Spot lighting to ceiling. Range of modern light wood wall and base units. Wooden effect worktops. Inset stainless steel sink unit. Electric oven and hob. Space for washing machine, dishwasher and fridge-freezer. Cupboard housing gas boiler. Double glazed windows to two aspects allowing plenty of natural light. Tile work surround. UPVC double glazed door leading to garden and garage. Fitted blinds to windows and door.

Secondary Hallway

Light fitting to ceiling.

Bathroom

Tiled flooring. Heated towel rail to wall. Wash hand basin. W.C. Built in cupboard. Bath with shower over, mains supplied. Shower screen. Frosted double glazed window to side aspect with fitted blind. Extractor fan. Enclosed light fitting to ceiling.

Bedroom Two

Radiator to wall. Double glazed window to rear aspect overlooking enclosed private rear garden. Loft access to ceiling. Light fitting to ceiling.

Master Bedroom

Radiator to wall. Double glazed window to rear aspect overlooking rear garden. Light fitting to ceiling.

Rear Garden:

Mainly laid to lawn. Area of border surrounding.

Front Garden:

Laid to lawn.

Garage:

Up and over door to side aspect with lighting and power.



A well presented two bedroom village property

Entrance Porch | Living Room | Kitchen | Two Bedrooms | Bathroom | Garage | Off Road Parking

Providing good sized accommodation throughout, a two bedroom semi-detached bungalow with the benefit of gas radiator heating. Kings Sutton is a well-served village, situated on the Northamptonshire/Oxfordshire borders approximately 4 miles south east of Banbury. The village amenities include a primary school, co-op, post office, two churches, two pubs and playing fields. There is also a railway station, providing regular train services to Banbury, Birmingham, Oxford and London.

Directions: From the Banbury Cross head South onto South Bar continuing onto the Oxford Road (A4260). Continue towards Twyford. Take the left turning following signs for Kings Sutton. Upon entering the village onto Banbury Lane take the first left into Sandringham Road. Take the first left into Windsor Close. The property can be found approximately 100 yards on the left hand side.