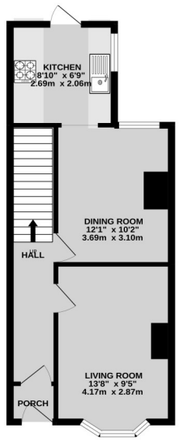
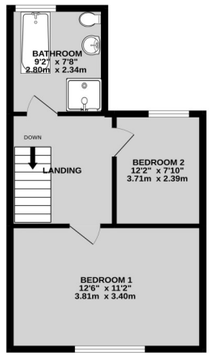
407 sq.ft. (37.8 sq.m.) approx.

391 sq.ft. (36.4 sq.m.) approx.



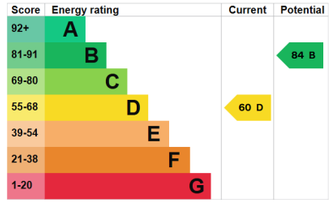


Holding Deposit— This will be restricted to £275. 00 (This will be part of the balance due when the lease is signed)

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	£1200.00
Dilapidation deposit	£1300.00

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 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: From Banbury Cross proceed east through the High Street, continuing to George Street, taking the second right turn into Britannia Road.

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

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

29 Britannia Road

Banbury

Oxon

OX16 5DW

£1200 pcm - Available End December

Stanbra Powell

Estate Agents
Valuers
Property Lettings

A two bedroom mid-terrace house

Entrance Hall | Living room | Dining room | Kitchen | Two bedrooms | Bathroom | Gas radiator heating

Located within walking distance of the town centre, a two bedroom Mid-Terrace property providing well proportioned accommodation throughout.

DESCRIPTION:

Entrance Hall

Living room: Bay window to front aspect. Radiator. Stone hearth and fireplace which is not to be used.

Dining room: Radiator. Fireplace not to be used. Window to rear aspect overlooking rear garden.

Cupboard understairs

Good size galley **kitchen:** Range of modern, light wood wall and base units. Wooden effect Work top. Fitted cooker and four ring gas hob. Space for washing machine and fridge. Door to rear garden.

Private enclosed rear garden: Concrete area.

Landing: Radiator to wall.

Large Bathroom suite: comprising of shower cubicle with electric shower, separate bath, low level wc and wash hand basin. Heated towel rail.

Bedroom Two: Radiator.

Bedroom One: Radiator.