

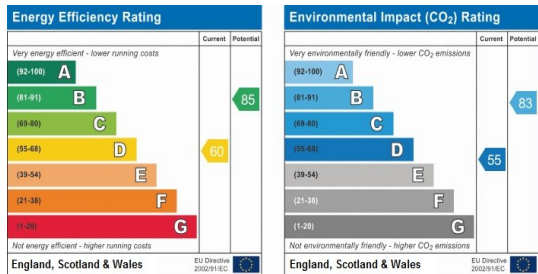
GROUND FLOOR
APPROX. FLOOR
AREA 641 SQ.FT.
(59.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1053 SQ.FT. (97.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Administration fee per adult	£150.00 per adult
UPON SIGNING THE LEASE	
First months rent in advance	£850.00
Dilapidation deposit	£950.00
Inventory Fee	£ 50.00

Should a guarantor be required there is an additional administration charge of £84.00

This property is let and managed by Stanbra Powell

Important Notice - 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

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

SERVICES: All
CURRENT COUNCIL TAX BANDING: D **LOCAL AUTHORITY:** South Northants Council
DIRECTIONS:

From Banbury Cross proceed to Junction 11 (M40), continue over the A422 Northampton Road and upon reaching the first roundabout, take the third turn onto the bypass, first left turn back into the main road and first left again into Washle Drive and Longburges is on the right.

Important Agent's Note: All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (**WHERE APPLICABLE**). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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Stanbra Powell

Estate Agents
Valuers
Property Lettings

29 Longburges
Middleton Cheney
Banbury
Oxon
OX17 2QD

£850 - Available Immediately



Well presented detached house enjoying cul-de-sac location within sought after village.

Entrance hall | Cloakroom| Lounge /diner| Kitchen |Three bedrooms | Bathroom |Garage | Workshop / Store room to rear of garage| Enclosed private rear garden | Garden to front | Driveway | Gas radiator heating | UPVC double glazing

Providing well proportioned accommodation throughout, a three bedroom detached house located in this well served popular South Northants village.

DESCRIPTION:

Ground Floor:

Canopy porch.

Front door leads to entrance hall. Stairs rising off to first floor. Tiled flooring.

Cloakroom: White suite comprising of low level WC. Wall mounted hand basin. Tiling to splashback areas. Tiled flooring.

Fully glazed door giving access to;

Lounge/diner: Laminate flooring. Windows and casement doors giving access and overlooking garden. Serving hatch through to kitchen.

Kitchen: Access from the hallway. Tiled flooring. Stainless steel bowl and a half inset sink unit and drainer. Range of light wood fronted wall and base units. Integrated Bosch dishwasher. Electric hob with electric oven under, extractor over. Free space for fridge/freezer. Tiling to splashback areas. Door giving access to garage. Pantry.

First Floor:

Landing: Airing cupboard housing hot tank and immersion heater. Access to loft which has light and is partly boarded.

Two double bedrooms.

Single bedroom.

Bathroom: White suite comprising of panelled bath with Triton T80 shower unit over. Pedestal hand basin. Low level WC. Tiling to splashback areas. Heated towel rail. Tiled flooring.

Outside:

Rear garden: Enclosed private garden. Laid to lawn. Flower beds, shrubs and bushes. Patio area. Fencing and stone walling to boundaries. The garden measures 30ft in length x 35ft width. Access front to back via wooden gate.

Brick built garage to side of the property. Metal up and over door to front. Light and power. Door giving access to brick built workshop/store with light. Door giving access to garden.

Front garden: Open plan and laid to lawn. Driveway leading to garage providing off road parking for several vehicles. Pathway to front door.

