



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   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	£1100.00
Dilapidation deposit	£1200.00

**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 east through the High Street and bear right into George Street and first right into Albert Street. Continue to the end of this road onto Marlborough Road and straight over into Marlborough Place.

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

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3 Marlborough Place

Banbury

Oxon

OX16 5DA

£1100 pcm - Available Mid-April



**Stanbra Powell**

Estate Agents  
Valuers  
Property Lettings



## DESCRIPTION:

### Ground Floor:

Access via single glazed door to;

Entrance hallway: Real wood flooring. Radiator. Door leading to;

Dining room: UPVC double glazed window fitted in 2020 to front aspect. Radiator. Storage cupboards to either side of the chimney breast. Free standing cast iron fireplace. Real wood flooring.

Living room: Real wood flooring. Under stairs storage cupboard. Stairs rising to first floor. Sash window into conservatory. Radiator. Fireplace with wooden surround. Log burner.

Kitchen: Range of white modern base and eye level units. Hardwood worktops. Space for washing machine. Fridge/freezer. Range cooker with extractor hood above. Tiled floor. Window overlooking rear garden. Window into conservatory. Door leading into conservatory.

Lean-to: Tiled flooring. Double glazed wooden double doors leading to garden.

### First Floor:

Landing: Access to loft which is partially boarded with a loft ladder. Window to side aspect. Built-in storage cupboard.

Bedroom one: Good size double bedroom with real wood flooring. UPVC double glazed window fitted in 2020 to front aspect. Chimney breast.

Bedroom two: Double bedroom with real wood flooring. UPVC double glazed window fitted in 2020 overlooking rear garden. Radiator. Chimney breast.

Bathroom: White suite comprising of traditional style WC and wash handbasin, corner shower with Aqua boarding, rainfall shower and separate shower attachment over. Claw and ball foot free standing bath with telephone style mixer tap. Window to side aspect. Radiator. Sunken spotlights.

### Outside:

Front: On street parking.

Rear garden: Private garden with view of church spire. Large shingle area. The rest of the garden is laid to lawn (re-turfed April 2020) with flower and shrub borders surrounding The beds are planted with bedding plants and different bulbs which come up throughout the year. Shed. Outbuilding attached to the property ideal for storage and housing boiler



*Extremely well presented two bedroom town centre character property.*

**Entrance hallway | Living room | Dining room | Kitchen | Lean-to | Two double bedrooms | Larger than average bathroom | Pleasant private rear garden | Double glazing | Gas central heating | On street parking**

Located in the heart of Banbury in this quiet street is this extremely well presented charming two double bedroom Victorian terraced home. The property benefits from two reception rooms, lean-to, four piece suite bathroom and private rear garden. Marlborough Place is a short walk to the railway station and to the countryside along the canal.