

STEPPING STONES

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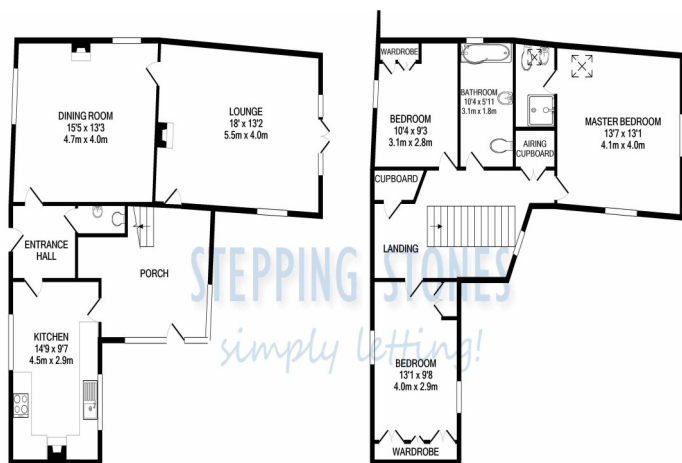
A pleasing three bedroom detached house situated in the sought after village of Adderbury. The property benefits from having character features, an enclosed rear garden, gas central heating and is very close to local amenities.

EPC Rating: D. Available: 16th December

- 3 Bedrooms
- 2 Bathrooms
- Gas central heating
- Allocated car parking
- Downstairs w.c.
- Enclosed rear garden

VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA



GROUND FLOOR
APPROX. FLOOR
AREA 764 SQ. FT.
(71.0 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 689 SQ. FT.
(63.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 1454 SQ. FT. (133.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.
Made with MapInfo 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,950.00

TOTAL DEPOSIT: £ 2,250.00

HOLDING DEPOSIT: £ 450.00

Holding deposit is payable when the application is made and is deducted from the initial rent if the application is successful.

Please Note: This is **non-refundable** should any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

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 of representation or fact. Stepping Stones 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 floorplans 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.

ENTRANCE HALL: Door to front aspect. Laminated wood flooring. Stairs to first floor.

LOUNGE: 18'0 x 13'2 Windows to side aspect. Patios doors to rear garden.

KITCHEN: 14'9 x 9'7 Windows to both front and side aspects. With range of wooden floor and wall mounted units. Four ring gas hob with electric oven and extractor hood. Integrated washer/dryer and dishwasher.

DINING ROOM: 15'5 x 13'3 Window to rear aspect. Wooden flooring.

CLOAKROOM: With white suite comprising low level w/c and wash hand basin.

BEDROOM ONE: 13'7 x 13'1 Windows to side and rear aspects.

EN SUITE: Comprising dual shower cubicle, wash hand basin and low level w/c.

BEDROOM TWO: 13'1 x 9'8 Window to front and side aspect. Built in wardrobes.

BEDROOM THREE: 10'4 x 9'3 Windows to front and side aspects. Fitted wardrobes.

BATHROOM: Window to side aspect. Comprising white suite of bath with shower over, wash hand basin and low level w/c.

GARDEN: Enclosed rear garden that is laid to lawn with a stone path with well stocked and weeded borders. There is decking and a raised patio area. Access to the gated parking area. Open plan to front. Garden shed.

PARKING: Off street parking with a private parking area for one vehicle

HEATING: Gas central heating

COUNCIL TAX: Band D

EPC RATING: D

REFERENCE: 289

