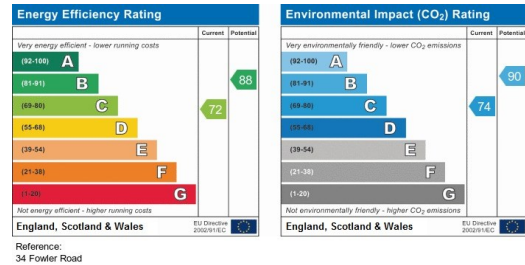


Should you wish to proceed with the tenancy of this property, the following charges would apply:

Administration fee per adult	£150.00 per adult
UPON SIGNING THE LEASE	
First months rent in advance	£795.00
Dilapidation deposit	£895.00
Inventory Fee	£ 50.00



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

This property is let by Stanbra Powell and Manager by the Landlord thereafter.

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B **LOCAL AUTHORITY:** Cherwell District Council

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. 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 and into George Street. At the traffic lights turn left into Lower Cherwell Street and then right over the railway bridge into Middleton Road. Turn left just after Tesco Express into Daventry Road which continues into man-or Road and Grimsbury Green. Turn right into Fowler Road.



34 Fowler Road
Banbury
Oxon
OX16 3WB

£795 pcm - Available Immediately

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



Stanbra
Powell

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Property Lettings



A neatly presented two bedroom property

Entrance Hall | Kitchen | Living room | Bathroom | Two bedrooms | Garden | Garage with parking space in front | Gas radiator heating | Double glazing

Located in this popular residential area of Banbury, a recently redecorated two bedroom unfurnished semi-detached house with gas heating, double glazing and a garage situated in a block nearby. There is roadside parking, together with a parking space in front of the garage.

Ground Floor:

Entrance Hall: Laminate flooring. Radiator

Kitchen: A range of light wood, wall and base units with marble effect work top. Tiled to splashback. Electric oven and four ring ceramic hob with stainless steel extractor fan over. Inset stainless steel sink unit. Space for washing machine. Ceramic tiled floor.

Living room: Modern laminate flooring. French doors leading to enclosed rear garden. Radiator.

First floor:

Landing leading to **Bathroom:** bath with mixer tap shower connection over. Wash hand basin, low level WC and ceramic tiled floor. Window.

Bedroom One to rear with radiator and good sized wardrobe.

Bedroom Two to front aspect with radiator

Outside: Gardens to the front and rear. The rear garden is laid mainly to lawn with fencing to all sides.

Garage in a block nearby.

