

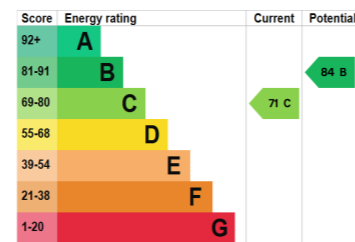
TOTAL FLOOR AREA: 1415 sq.ft. (131.5 sq.m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 Metrepro ©2020.

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	£2300.00
Deposit	£2400.00

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**CURRENT COUNCIL TAX BANDING:** E      **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.**



**11 Brinkburn Grove**

**Banbury**

**Oxon**

**OX16 3WX**

**£2300 pcm - Available Beginning September**



**Stanbra Powell**

Estate Agents  
 Valuers  
 Property Lettings





**DESCRIPTION:**

Entrance Hall

**Cloakroom:** Conveniently located off the hall-way. Comprising of a low-level WC and wash hand basin. Frosted double-glazed window

**Office:** Contemporary wood effect floor. Neutrally decorated.

**Large Kitchen/Dining:** A comprehensive range of modern cream wall and base units complemented by warm wood-effect work surface. Two inset stainless steel sink units. Integrated oven with four ring gas hob. Dual aspect windows providing excellent natural light. Breakfast bar with seating area. Large under stairs cupboard offering valuable storage space. Double glazed door leading to the enclosed rear garden

**Living room:** Well proportioned living room which is neutrally decorated and with sliding double glazed doors to garden.

**Principle Bedroom:** Expansive wardrobe accessed via mirrored sliding doors. Contemporary wood flooring and neutrally decorated. Double glazed window to front aspect.

**Ensuite:** Comprising of spacious walk-in shower, low level WC, and vanity unit. Wall mounted heated towel rail.

**Bedroom Two:** Well proportioned. Neutrally decorated

**Bedroom Three:** With large fitted wardrobes

**Bedroom Four:** To rear aspect

**Bathroom:** White suite comprising bath, low level WC and vanity unit. Wall mounted heated towel rail.

**Rear Garden:** The garden is fully enclosed by a featheredge fence with an abundance of mature bushes and shrubs

**Garage:** Double garage with up and over doors. Parking for two vehicles



Situated in a highly sought-after location, this impressive four bedroom detached home with double garage offers generous living space, modern interiors, and is within easy access to the M40 Junction 11.

Four well proportioned bedrooms | Detached family home | Double garage & private driveway for two vehicles | Spacious layout throughout | Beautifully presented interiors | Generous plot size | Close to local amenities.