



# Wayfarings, Bodicote, Banbury

£1,200 pcm

2 bedroom semi-detached house to rent

## Description

Canopy Porch to

Hard Wood Front Door to

Entrance Area - Stairs to First Floor level, Tiled Floor

Cloakroom - Comprising White Suite with Low Level W.C., Pedestal Hand Wash Basin, Tiled Floor

Kitchen - Fitted with 1 1/2 Butler Sink unit with Cupboards below, range of Matching Wall and Base units with worksurfaces, Built in Gas Hob with Oven below and Extractor Hood above, Plumbing for Washing Machine & Dishwasher. Tiled Floor, Double Glazed Window to Front Aspect, Built in Cupboard housing Gas Central Heating Boiler

Sitting Room - Understairs Cupboard, Double Glazed French Doors with Windows either side to Rear Garden

First Floor Landing

Bedroom One - Double Glazed Window to Rear Aspect

Bedroom Two - Two Double Glazed Windows to Front Aspect, Built in Cupboard



Bathroom - Comprising White Suite with Panelled Bath with Separate Shower over, Pedestal Hand Wash Basin, Low Level W.C., Part Tiled Walls, Tiled Floor

Outside

Front Garden - Open Plan and Hedged, Own Driveway with Parking for Several Vehicles, Side Pedestrian access to

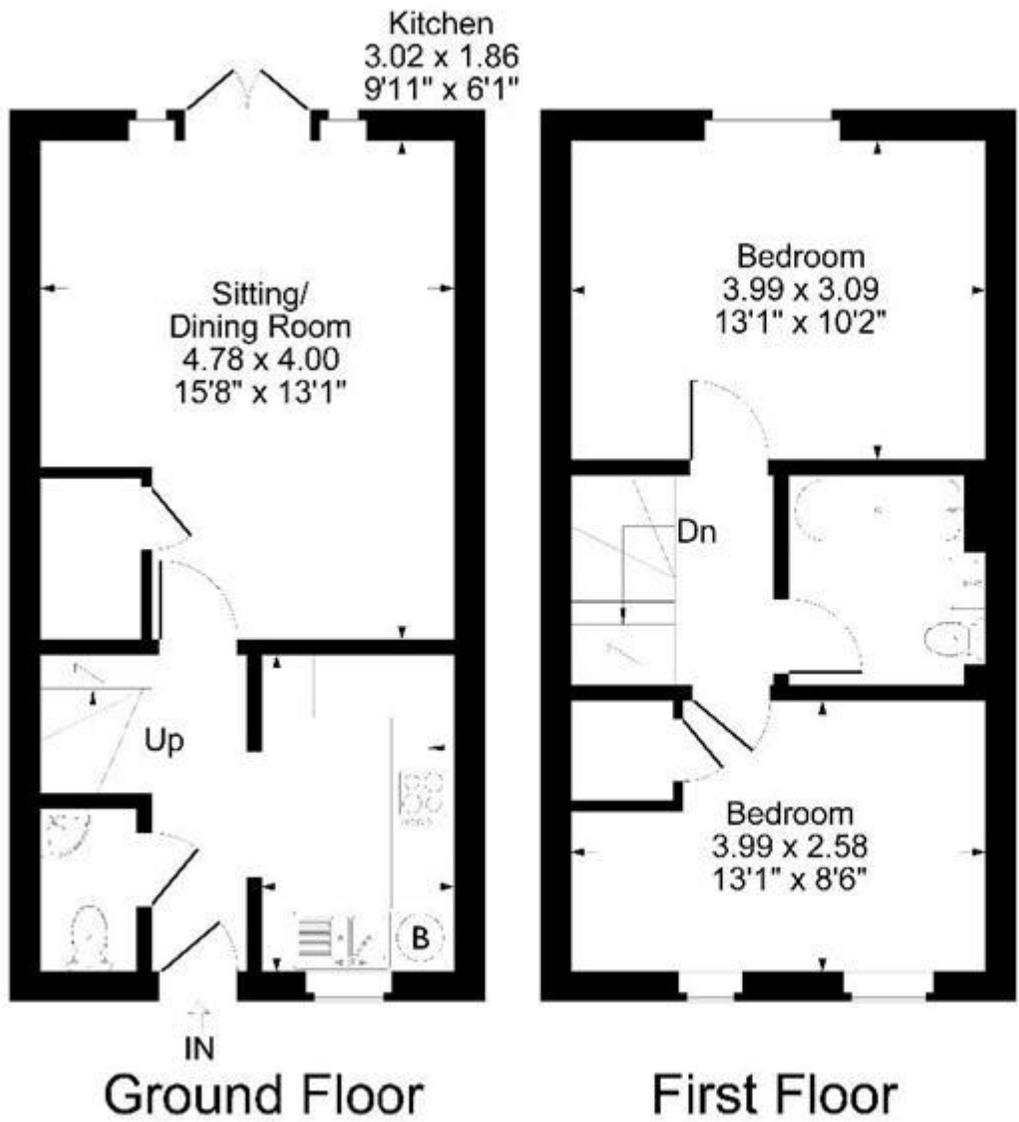
Rear Garden - Fully Enclosed by Wood Panelled Fencing & Laid to Paved Patio and Lawn, Garden Shed, Outside Tap

The Property Benefits from Gas Central Heating & Double Glazed Windows

Council Tax Band: B (Cherwell District Council)

Deposit: £1,380

Holding Deposit: £276



Approximate Gross Internal Area  
 Ground Floor = 31.80 sq m / 342 sq ft  
 First Floor = 31.80 sq m / 342 sq ft  
 Total Area = 63.60 sq m / 684 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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