



Mollington

£2,000 Per Month - Available Now





*Do you work in Banbury but prefer village living? This 3 bedroom cottage occupies a corner plot and would make an ideal home for a small family or 2 professional sharers.*

3 bedrooms | Living Room | Wood burner | Kitchen | Some appliances | Cloakroom | Family Bathroom.

### Description

The front door leads into the dining/living room which also has a wood burning stove and is double aspect allowing additional light. There is a small lobby area with staircase leading to the first floor and also to the kitchen which has some appliances. There is a useful downstairs cloakroom with some additional storage. Upstairs there are three bedrooms, 2 of which are double and the third is a large single, but would also make an ideal study/den for anyone working from home. Upstairs there is also a family bathroom. Outside is a low maintenance garden and a garage. Managed by Hamptons.

### Situation

Mollington is situated to the north of Banbury along the A423 Southam Road. It is a pretty

ironstone village on the side of a hill above the Mollington Brook. There is a 14th Century Church which sits on the hill looking across the village. Facilities within the village include church, public house, and village hall. More comprehensive facilities can be found in nearby Banbury where there is a mainline railway station. Junction 11 of the M40 provides access to both London and Birmingham

### Furnishing

Unfurnished



### Hamptons Banbury Lettings

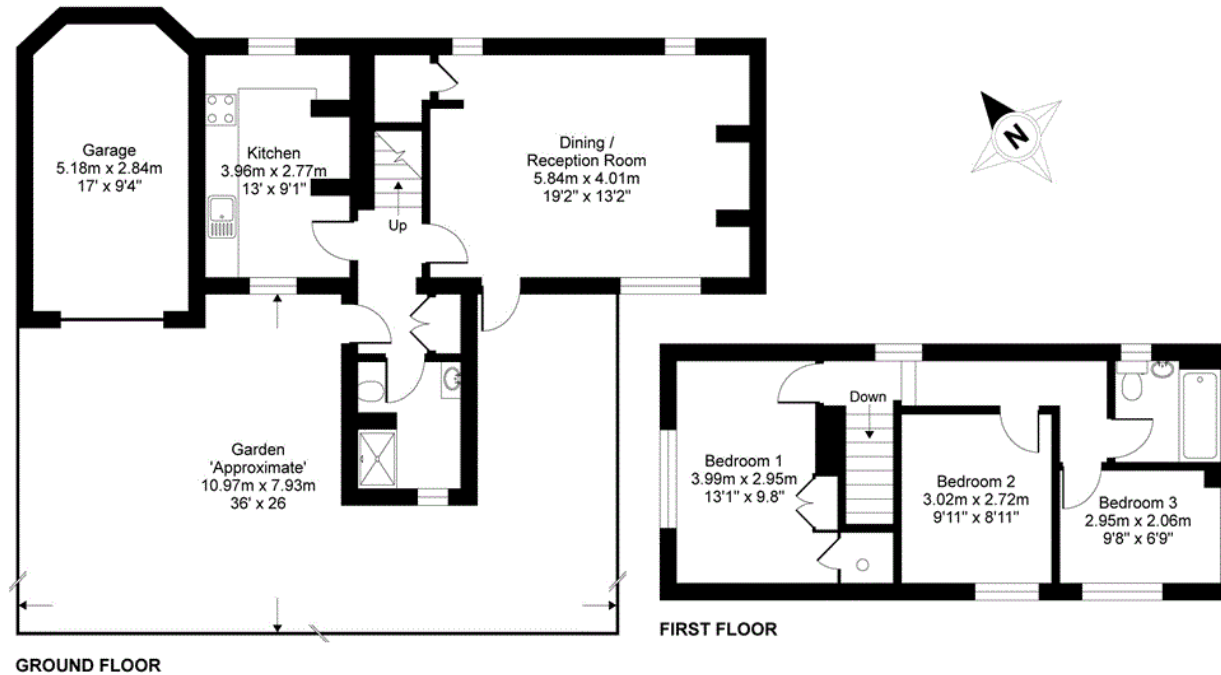
44 Market Place

Banbury OX16 5NW

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## Floorplan

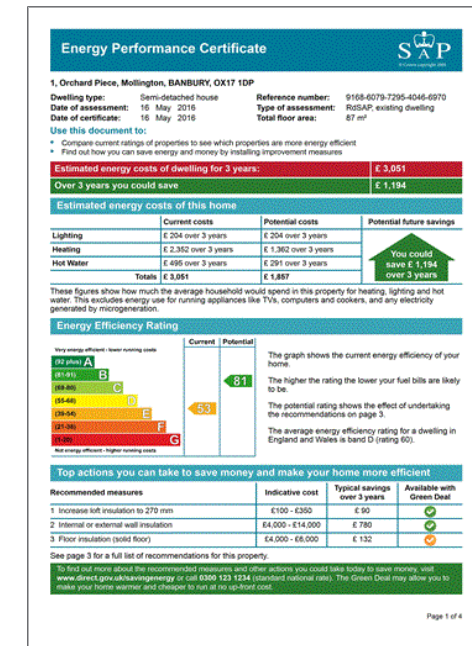


APPROX. GROSS INTERNAL FLOOR AREA 1105 SQ FT 102.6 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective tenants that we have prepared these particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars.

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