



**LITTLE BALDON, NUNEHAM COURTENAY, OX44**  
£1,400 per month\*

**Carter Jonas**

# LITTLE BALDON, NUNEHAM COURTENAY,

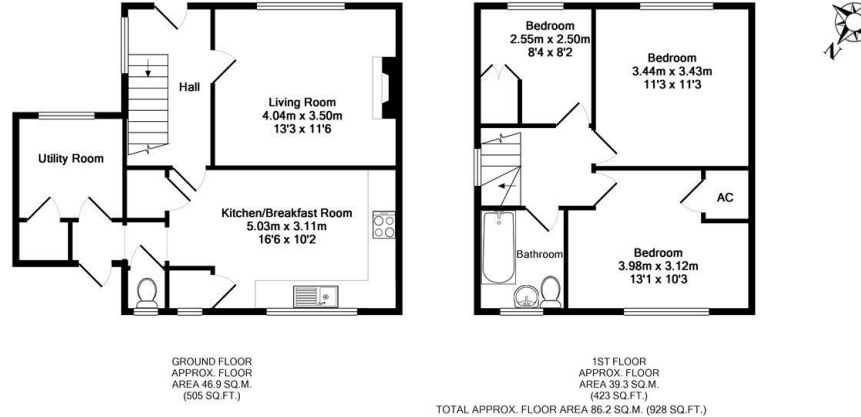
A newly decorated 3 bedroom semi detached house with views of countryside and within easy driving distance of Oxford.

Entrance hall, kitchen/breakfast room, study, cloakroom wc, sitting room, three bedrooms and bathroom. Garden and parking. Oil fired central heating.

Available early June on an unfurnished basis for an initial 12 month term.

- Council Tax Band = C
- Deposit Required = £1,615.38
- Long Let, Minimum term 12 months
- 3 Bedrooms
- Sitting room
- Kitchen
- Enclosed garden
- Parking
- EPC = E

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	95
(92-95) <b>A</b>	
(82-91) <b>B</b>	
(69-81) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	50
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



While every attempt has been made to ensure the accuracy of this floor plan, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This floor plan is for guidance purposes only. Made with Metropix 10/2012



**Oxford Lettings 01865 511444**

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE



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Classification L2 - Business Data

## IMPORTANT INFORMATION

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\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.