



LITTLE BALDON, NUNEHAM COURTNEY, OX44
£1,700 per month*

Carter Jonas

LITTLE BALDON, NUNEHAM COURTNEY, OXFORDSHIRE, OX44 9PU

A newly decorated semi detached rural cottage situated to the south of Oxford

- 2 bedrooms
- 2 reception rooms
- 1 bathroom
- Semi detached
- off road parking
- rural location
- countryside views
- unfurnished

THE PROPERTY

Accommodation consists: kitchen, dining room, sitting room with wood burner, study, cloakroom, two double bedrooms and bathroom with a shower over the bath.

Externally the property has a large garden with a stream to the side. Ample parking in the driveway.

Available mid - late September on an unfurnished basis.

Council tax band C - Please see South Oxfordshire District Council website for current charges.

EPC: E

Flood Risk: Very low

Holding deposit = 1 weeks rent £392

Deposit = 5 weeks rent = £1961

Mains electricity and water. Calor Gas and private drainage.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk



ADDITIONAL INFORMATION

Viewing Strictly by appointment

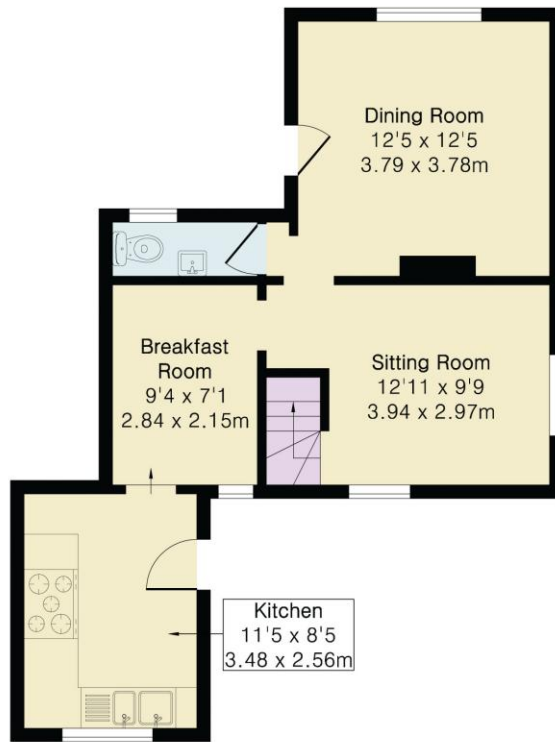
Local Authority South Oxfordshire District Council - Council Tax Band C



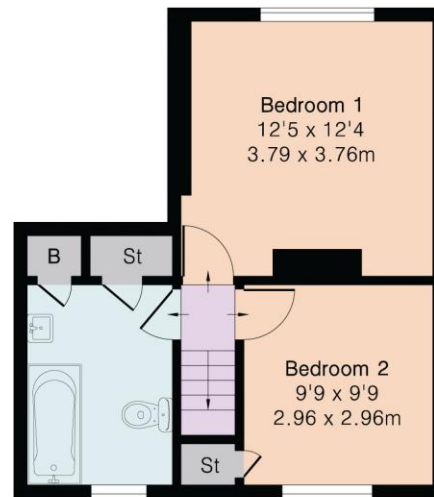
Approximate Gross Internal Area 856 sq ft - 79 sq m

Ground Floor Area 489 sq ft – 45 sq m

First Floor Area 367 sq ft – 34 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Classification L2 - Business Data



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