



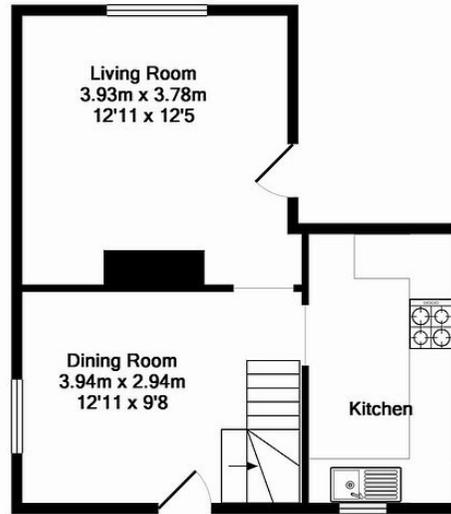
**LITTLE BALDON, NUNEHAM COURTENAY, OX44**  
£1,165 per month\*

**Carter Jonas**

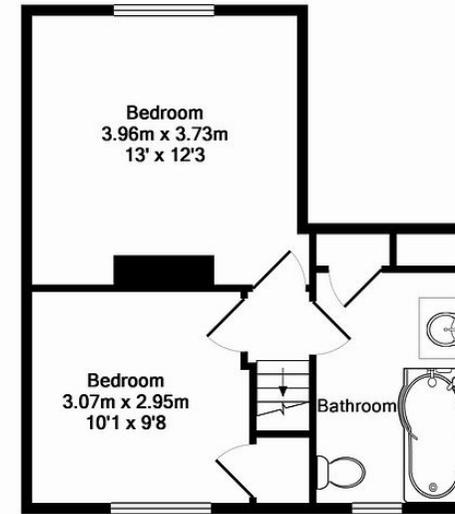
# LITTLE BALDON, NUNEHAM COURTENAY,

A well presented two bedroom semi detached cottage with views of open countryside. The property is conveniently situated with easy access to Oxford.

Comprising: Dining room, kitchen, sitting room, two bedrooms and bathroom. Gardens and parking. Available Early July 2019. Unfurnished.



GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 67.0 SQ.M. (721 SQ.FT.)

Whilst 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 mis-statement. This floor plan is for illustrative purposes only.  
Made with Metropix 6/2012.

- 2 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Garden
- Unfurnished
- EPC = E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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## IMPORTANT INFORMATION

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\* Rent excludes reference and tenancy paperwork fees. Please contact your local branch for this information.