



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

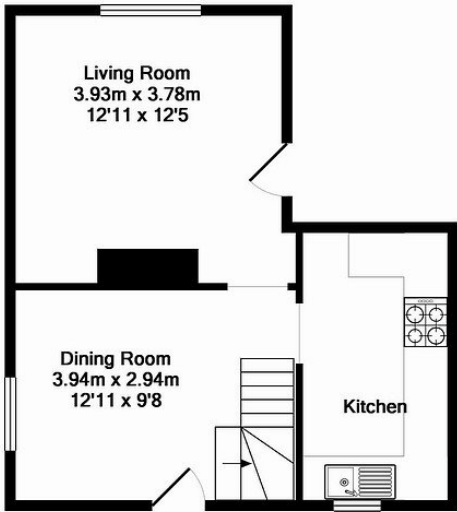
**Carter Jonas**



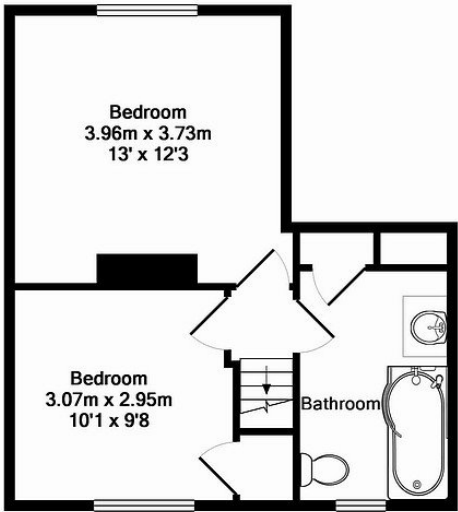
# LITTLE BALDON, NUNEHAM COURTENAY,

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

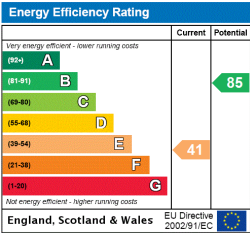


1ST FLOOR

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 1/2012.

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



**Oxford Lettings 01865 511444**  
 oxford@carterjonas.co.uk  
 Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

**carterjonas.co.uk**  
 Offices throughout the UK



## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.

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