

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA

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WATERLOO DRIVE, BANBURY, OXON, OX16 3QN

£1,195pcm

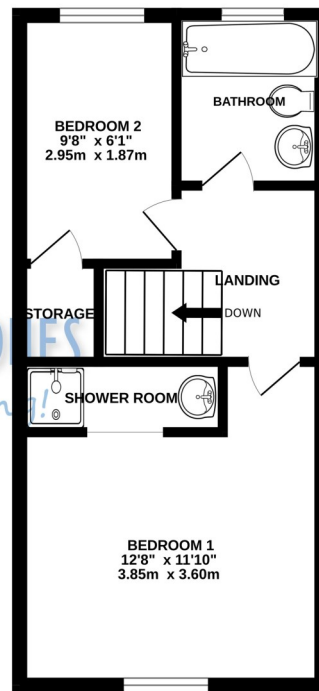
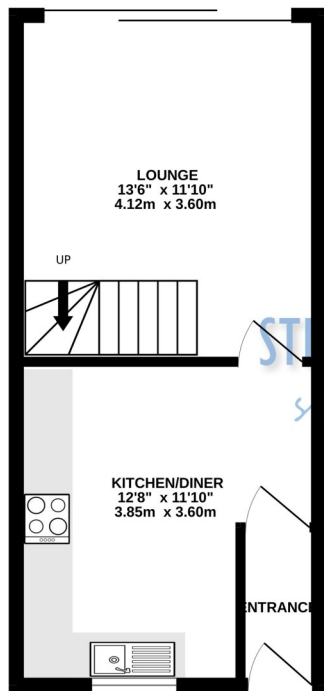


A recently refurbished two bedroom semi-detached property, located within walking distance of the town centre and train station. This property benefits from a low maintenance garden, two allocated car parking spaces and en suite to master bedroom. EPC Rating: C. **Available: Now**

- 2 Bedrooms
- 2 Bathrooms
- Newly refurbished
- Gas central heating
- Convenient location
- Enclosed garden

VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA



STEPPING STONES
simply letting!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,195.00

TOTAL DEPOSIT: £ 1,378.84

HOLDING DEPOSIT: £ 275.76

Holding deposit is payable when the application is made and is deducted from the initial rent if the application is successful.

Please Note: This is **non-refundable** should any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

BEDROOM ONE: 12'8 x 11'10 Window to front aspect.

EN SUITE: Suite comprising shower cubicle and low level w/c.

BEDROOM TWO: 9'8 x 6'1 Window to rear aspect. Built in cupboard.

BATHROOM: Comprising white suite of bath with shower over, wash hand basin and low level w.c. Window to rear aspect.

LIVING ROOM: 13'6 x 11'10 Patio doors to rear aspect.

KITCHEN: 12'8 x 11'10 A range of floor and wall mounted units with worktops over.

GARDEN: Laid to lawn with patio area.

PARKING: Two allocated car parking spaces.

COUNCIL TAX: Band B

REFERENCE: 677

Important Notice

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Stepping Stones have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floorplans supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the letting.

