

Waterloo Drive Banbury



A well presented two bedroom house situated close to Banbury town centre. The property benefits from being close to all amenities, electric heating and is within walking distance to the train station.

The property benefits from having a full refurbishment including new kitchen, bathroom, carpets and decorations.

Investment Property Sales & Purchase

ACCOMMODATION

ENTRANCE HALL:	Door to front aspect.
KITCHEN / DINER:	12'8" x 11'10" Range of fully fitted light kitchen units. Four ring electric hob with oven below. Window to front aspect.
LOUNGE:	13'6" x 11'10" Patio doors to rear aspect. Stairs to first floor.
BEDROOM ONE:	12'8" x 11'10" Window to front aspect. Built in ensuite shower room.
BEDROOM TWO:	9'8" x 6'1" Window to rear aspect.
BATHROOM:	Suite comprising bath with shower over, wash hand basin and low level w/c. Window to rear aspect.
HEATING:	Gas central heating.
COUNCIL TAX:	Band B
EPC RATING:	C
REFERENCE:	815
Tenure	Freehold
Services	Currently connected to mains water, gas and electricity.
Local Authority	Cherwell District Council.
Viewings	Through Chattel House.
Price	£260,000.

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



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CHATTEL HOUSE

INTELLIGENT PROPERTY

Packington House, 3 - 4 Horsefair, Banbury, Oxon. OX16 0AA

GROUND FLOOR
308 sq.ft. (28.7 sq.m.) approx.

1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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