



## 32 Hart Close Banbury, OXON, OX16 1EH



We are pleased to offer double rooms to let within a lovely newly-refurbished property. Located in a quiet residential area of Hanwell Fields designed for individual professionals looking to share a house.

The house is in a cul de sac within an easy stroll to local shops including a Co-op. Access to the M40 is quick, and there is a bus stop 100 yards away for a route into the centre of Banbury.

The five bedrooms have top quality furnishings with brand new memory foam mattresses, good wardrobe and drawer space and in three of the rooms have desks. Three bedrooms have en-suite shower rooms and the other two share a bathroom.

Downstairs, there is a spacious sitting room with new leather sofas and a 40 inch smart TV with a Now TV package included in the rent. The kitchen/diner has a new fridge, freezer and dishwasher and plenty of dedicated cupboard space. There is also a coin-operated washing machine and drier.

Outside, there is a low-maintenance garden with decking and a shed for bikes etc. There is plenty of off-road parking, and a garage for storage.

**Whats included?**

All gas, water and electricity bills are included, as are Council Tax and TV licence. Also included are unlimited high-speed broadband throughout the house, a Now TV package and weekly cleaning of all the shared spaces in the house.

No Pets, No smokers and No DSS. Available beginning of May 2017

Tenants Please Note There are fees for you to pay before reserving this property. These include a reservation fee, a referencing & inventory fee and you will also be required to pay a security deposit. Our office would be pleased to confirm these in detail before reserving the property..

### BANBURY OFFICE

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### LEAMINGTON OFFICE

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### LETTINGS & PROPERTY MANAGEMENT

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# WIGWAM

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SALES AND LETTINGS



All items illustrated on this plan are included in the Total Approx. Floor Area 172.73 Sq.M. (1859 Sq.Ft.)

## Important Notice

Every care has been taken with the preparation of these sales particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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. Wigwam® has 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 floor plans supplied are for general guidance only and are not to scale. All dimensions and the compass position are approximate and for guidance only. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale [www.WigwamOnline.com](http://www.WigwamOnline.com)

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