



Charlotte Avenue, Bicester, OX27 8AS

Guide Price £350,000

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An exceptional eco-friendly, two bedroom end of terrace house with unusually generous accommodation. Two large double bedrooms and a beautiful presentation. Super location. This light bright house was completed in 2017, it offers; a generous south facing garden and a garage, as well as having an ensuite to the master bedroom. There is a large entrance hall, a bright sitting room with double doors to the rear garden and an excellent kitchen/dining room with a good range of fitted appliances. Additionally on the ground floor there is a store and cloakroom. Both bedrooms are double with ensuite to the principle bedroom and a smart family garden. The rear garden is well enclosed and south facing and there is a single garage. Eco friend features include; triple glazing, rainwater harvesting and solar panels.

### MATERIAL INFORMATION

Built in 2017 and traditionally constructed. The property is connected to all mains services with the exception of gas. Heating is via a community scheme - further details available from the selling agents.

Broadband - Ofcom online, does not recognise this address. We are seeking information from the seller.

Mobile phone coverage - according to Ofcom - all listed service providers have coverage for all services with the exception of Three which does not have coverage for indoor services.

Local Authority - Cherwell District Council - C; EPC - B



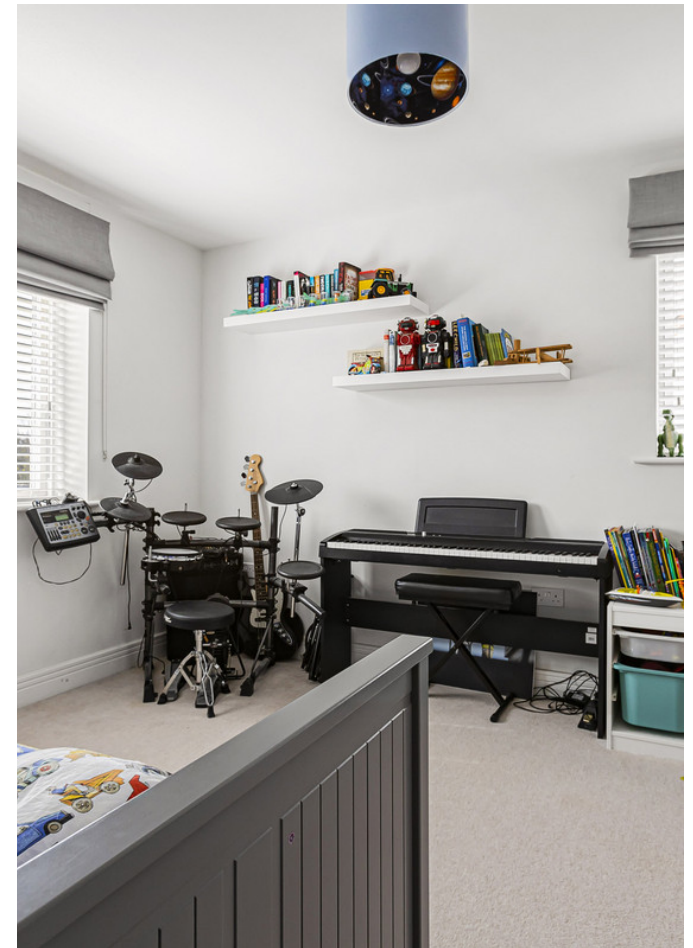


## Key Features

- Eco-friendly two bedroom end of terrace home
- Approximately 880 ft of accommodation
- Generous living room with double doors to rear garden
- Two double bedrooms with ensuite to master
- South facing rear garden
- Triple glazing, rain water harvesting, solar panels
- Located in a highly desirable area
- See our website for up-to-date material information.

## The Location

Enjoying a super position on this Eco-friendly development, within easy reach of the local primary school, the bus stop, local centre (to include; nursery, cafe, community hall and business hub). The Elmsbrook development is on the north-west edge of Bicester which is a thriving market town providing for all everyday needs. Exceptional road and rail links; both Junctions 9 and 10 of the M40 are easily accessible. the town's two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

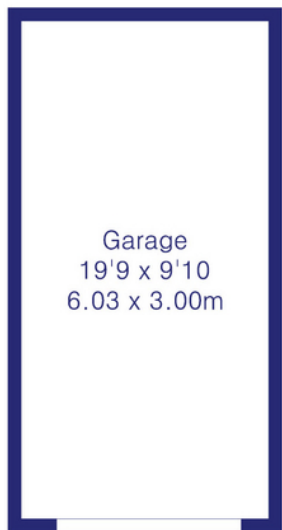
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 1077 sq ft – 100 sq m

Ground Floor Area 441 sq ft – 41 sq m

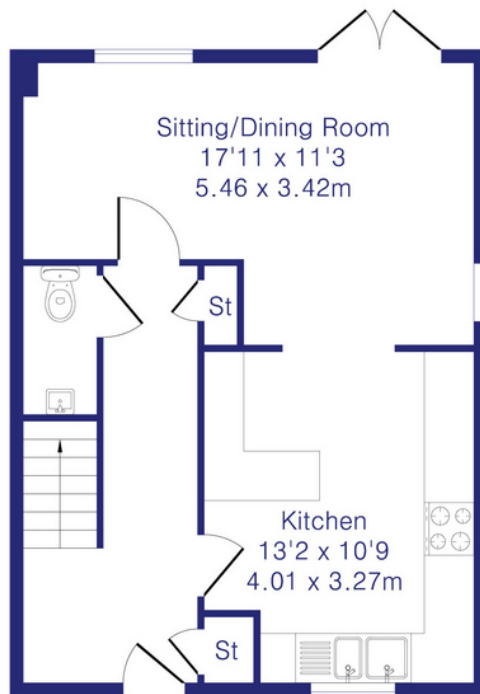
First Floor Area 441 sq ft – 41 sq m

Garage Area 195 sq ft – 18 sq m



Garage  
19'9 x 9'10  
6.03 x 3.00m

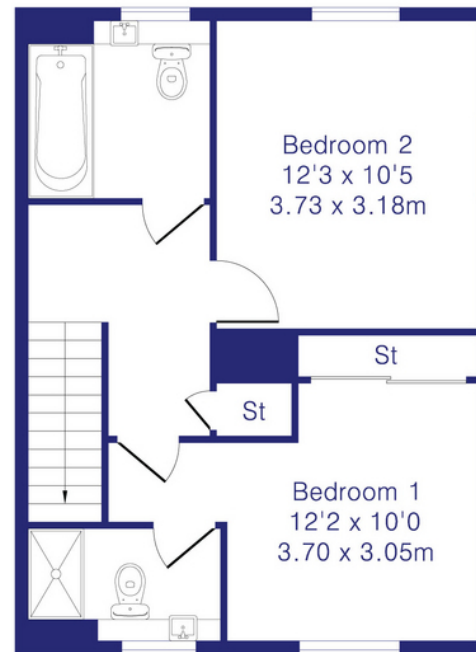
Garage



Sitting/Dining Room  
17'11 x 11'3  
5.46 x 3.42m

Kitchen  
13'2 x 10'9  
4.01 x 3.27m

Ground Floor



Bedroom 2  
12'3 x 10'5  
3.73 x 3.18m

Bedroom 1  
12'2 x 10'0  
3.70 x 3.05m

First Floor

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