



Charlotte Avenue, Bicester, OX27 8AN

Guide Price £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An exceptional eco-friendly two bedroom house with unusually generous accommodation. Two large double bedrooms and beautiful presentation. Super location. This light and airy house was completed in 2018 with; excellent accommodation, a pleasant garden and parking. As you enter the house there is a large entrance hall, a sizeable sitting room with double doors to the rear garden and a kitchen/dining room with a good range of fitted appliances. Additionally on the ground floor, there is a store and a cloakroom. Both bedrooms are double with an ensuite to the principal bedroom. There is also a smart family bathroom. The rear garden is well enclosed Eco-friendly features include: high performance windows and solar panels.

MATERIAL INFORMATION

Built in 2018 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 agent.

Broadband - Ofcom does not recognise this address. The sellers state that there is pure fibre broadband.

Mobile phone coverage - Ofcom does not recognise this address.

Local Authority: Cherwell District Council - C. EPC - A





Key Features

- Eco-friendly two bedroom semi-detached home
- Approximately 850 sq feet of accommodation
- Generous living room with double doors to rear garden
- Excellent kitchen with fitted appliances
- Two double bedrooms
- Ensuite to mast bedroom
- Triple glazing, rainwater harvesting and solar panels
- located in a desirable area
- Estate Management fee £418.62. Next review date April 2025
- See our website for up-to-date material information.

The Location

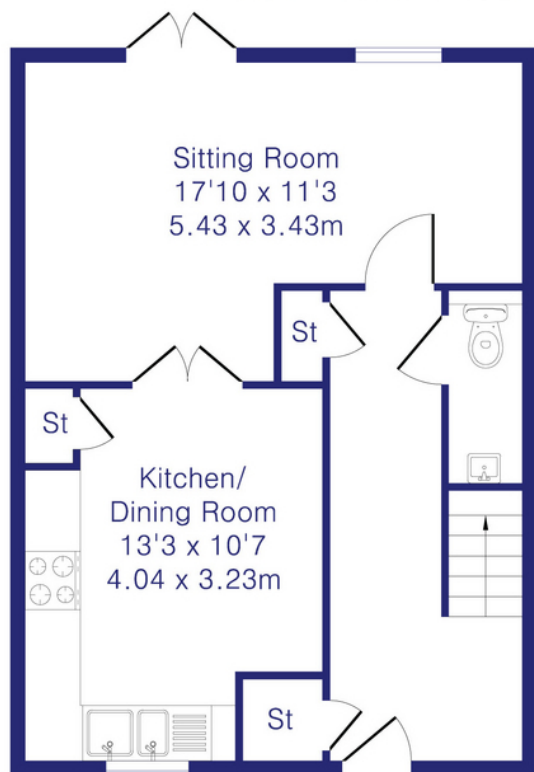
Enjoying a super position on this Eco-friendly development, within easy reach of a local primary school, a bus stop, local centre (to include; nursery, cafe, community hall and business hub). The Elmsbrook development is on the north-west edge of Bicester, which is a thriving market town that provides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



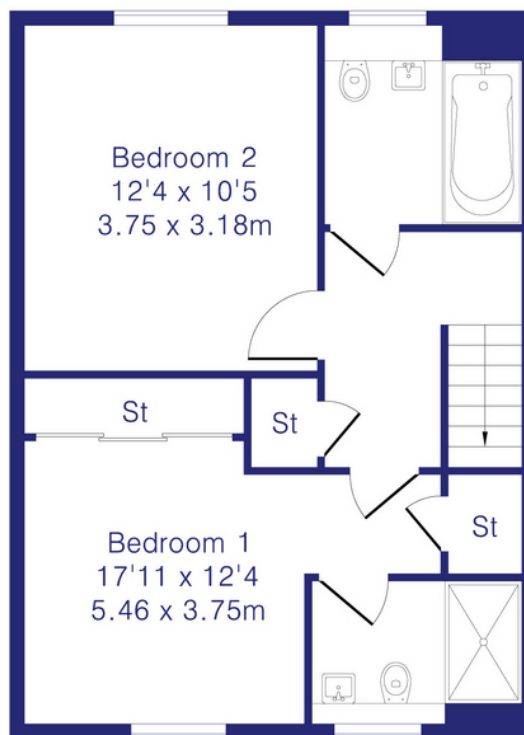
Approximate Gross Internal Area 882 sq ft – 82 sq m

Ground Floor Area 441 sq ft – 41 sq m

First Floor Area 441 sq ft – 41 sq m



Ground Floor



First Floor

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.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS