



96 Charlotte Avenue, Bicester, OX27 8AN

Guide Price £415,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A light spacious and exceptionally eco-friendly three bedroom end of terrace house. Located in the highly desirable Elmsbrook area. This beautifully planned and attractively presented house was completed in 2018. A generous hall with storage off, leads to a large sitting room with double doors and window overlooking rear garden. There is a well proportioned kitchen/dining room and a cloakroom. Master bedroom is ensuite, there are two further bedrooms and a family bathroom. To the rear there is a pleasant garden and two parking spaces one of which has an EV charging point. Eco-friendly features include; high performance windows, rainwater harvesting and district heating provided as standard.

MATERIAL INFORMATION

Three bedroom end terrace house, believed to have been constructed in 2018. All mains services are connected with the exception of gas. Heating is via a community scheme - further details available from the selling agent. Broadband - the vendor states that there is a fibre broadband connection with fast speeds available. Mobile phone coverage, likely predicted availability according to Ofcom is; 02 and Three good outdoor, Vodafone good outdoor variable in home. EE variable outdoor. There is a management company for communal areas of the property and we are informed the current charge is £30 per a calendar month.

Local Authority; Cherwell District Council - D. EPC - A.





Key Features

- Three bed end of terrace
- Exceptionally eco-friendly (EPC rated A)
- Solar panels
- Pleasantly situated
- Light, bright, spacious accommodation
- Ensuite to master bedroom
- Parking with EV charger and garden
- Generous living room overlooking garden
- Service Charge approximately £30 per calendar month
- See our website for up-to-date material information.

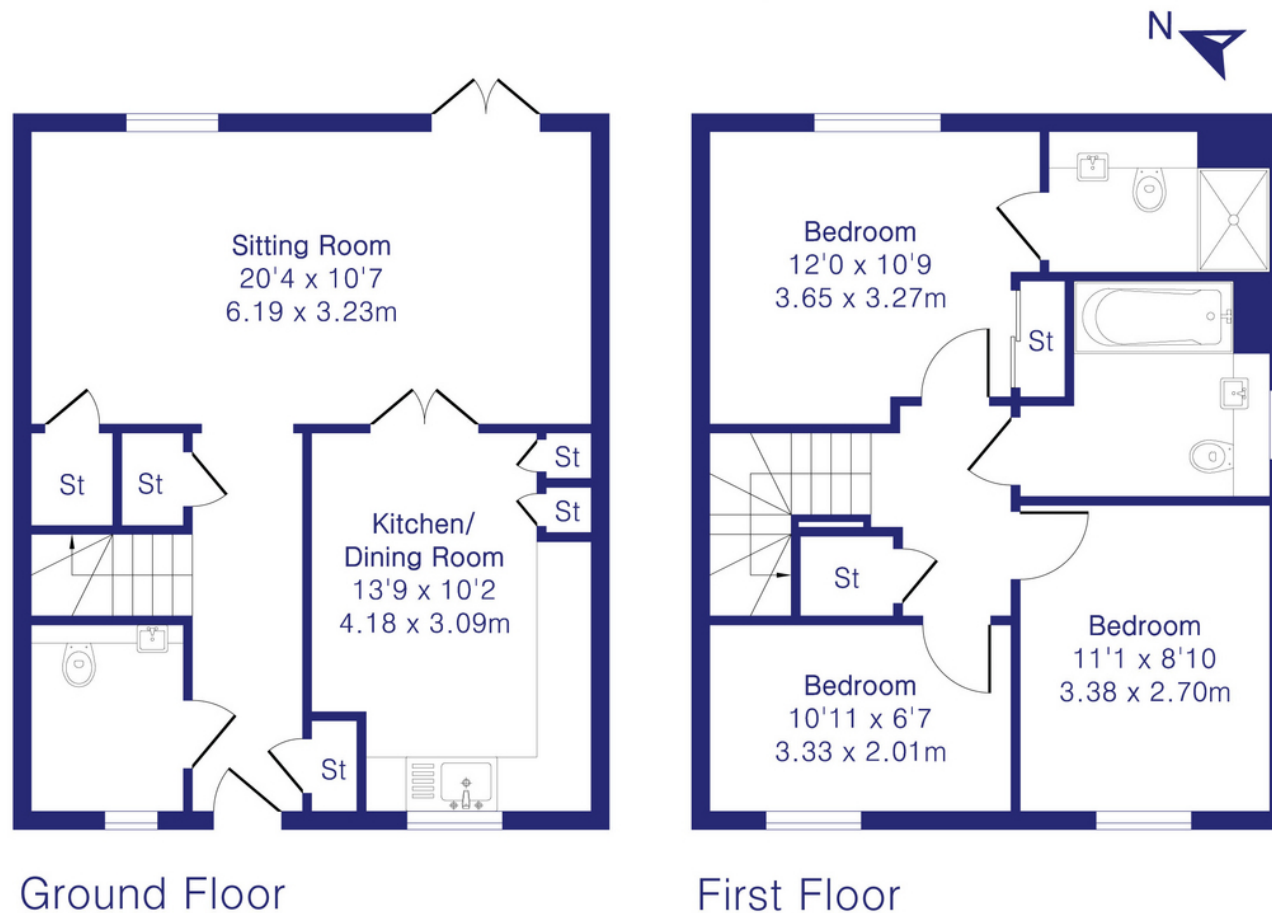
The Location

Pleasantly located on this eco-friendly development. The property is within easy reach of the 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 itself is a thriving market town that provides for all everyday needs. Both Junctions 9 and 10 of the M40 are easily accessible, the towns two mainline railway stations between them provide services to; Oxford, Birmingham and London Marylebone in approximately 45 minutes.

Approximate Gross Internal Area 1000 sq ft - 92 sq m

Ground Floor Area 500 sq ft – 46 sq m

First Floor Area 500 sq ft – 46 sq m



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