

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**56 Charlotte Avenue, Elmsbrook,
Caversfield, Bicester,
Oxfordshire. OX27 8AN**

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

56 Charlotte Avenue, Caversfield, Bicester, Oxon. OX27 8AN



'A' rated Highly Energy Efficient 3 Double Bedroom Eco-Home with Cloakroom-cum-Utility, Kitchen, Lounge-Diner with French doors to the garden, 3 Double Bedrooms, Two Parking Spaces.

FREEHOLD (with fees)

£ 415,000

- ❖ A rated Highly Energy Efficient Home on this specialist development
- ❖ Metered Communal Hot Water System
- ❖ Heat Recovery System, Owned Solar Panels, High Insulation Materials
- ❖ Storm Porch, Deep Entrance Hall with storage
- ❖ Cloakroom-cum-Utility
- ❖ Kitchen
- ❖ Lounge-Diner
- ❖ Spacious Landing, Bathroom
- ❖ Three Double Bedrooms
- ❖ Rear Garden which isn't overlooked
- ❖ Parking for Two cars side-by-side

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

Title: Freehold with fees. ON 340793

Fees: Approx. £34pcm

Management Company: A2 Dominion.

EPC: Rating of A (95).

Council Tax: Band D (pprox. £2,464 per annum)

Score	Energy rating	Current	Potential
92+	A	95 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor:

STORM PORCH:

Outside courtesy light, part glazed security front door to:-

HALL:

Plain plaster ceiling, radiator, 'Karndean' flooring, cupboard enclosing heating unit, 'Nest' thermostat, plant cupboard housing RCD/MCB electricity consumer unit, solar panel isolator, electric smart meter and broadband hub plus CAT6 hardwire network splitter.

CLOAKROOM-cum-UTILITY: 6'9 x 4'8 plus deep utility cupboard.

Front aspect triple glazed window, plain plaster ceiling, down lighting, ceramic tiled floor, radiator, inset wash hand basin and concealed cistern dual flush WC. Utility cupboard with space for tumble dryer and utility storage.

KITCHEN: 13'9 x 9'3.

Front aspect triple glazed window, plain plaster ceiling, down lighting, ceramic tiled floor, range of tall, base and wall units with roll-edge laminate worktops and laminate upstands, 1000mm base unit with 2 x 500mm doors, integrated washer, 1100 corner base unit with 2 x 400mm doors, 1½ bowl acrylic sink unit, integrated dishwasher, 800mm cutlery and pan drawers, 4-ring induction hob, stainless steel splash back, stainless steel extractor hood, 2nd 500mm base unit, 350mm base unit, fan oven-grill, 60:40 fridge freezer.

LOUNGE-DINER: 'L' shaped.

19'6 narrowing to 8'0 by the kitchen x 14'3 narrowing to 11'0.

Rear aspect triple glazed window and French doors to the garden, plain plaster ceiling, laminate flooring.

First Floor:

LANDING:

Loft hatch (*drop-down ladder, part boarded, hard wired light*), linen cupboard, storage cupboard.

BATHROOM: 8'7 x 6'10.

Rear aspect triple glazed window, plain plaster ceiling, down lighting, ceramic tiled floor, extractor fan, chrome heated towel rail, bath with mixer tap and shower attachment, sliding head support, screen, fitted units with inset wash hand basin and dual flush concealed cistern WC, shaver socket.

BEDROOM ONE: 12'6 + wardrobe x 10'5.

Rear aspect triple glazed window, plain plaster ceiling, radiator, 2100mm wardrobe.

BEDROOM TWO: 13'9 x 10'6.

Front aspect triple glazed window, plain plaster ceiling, radiator, 1200mm wardrobe.

BEDROOM THREE: 10'0 x 8'8.

Front aspect triple glazed window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: Refer to photo.

REAR GARDEN: Refer to photo.

PARKING: Refer to photo.

Parking for 2 cars side-by-side.

GROW BEDS:

Allocated to the property are a couple of grow beds in the communal allotment area. There is no charge for these, but the allocations are reviewed every 2 years and subject to re-application.

Note:

Hardwired broadband and heat recovery vents are throughout the house.

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Utility Area behind doors (off the cloakroom)



Remainder of Cloakroom



Hall



Kitchen



Kitchen

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Kitchen



Lounge-Diner



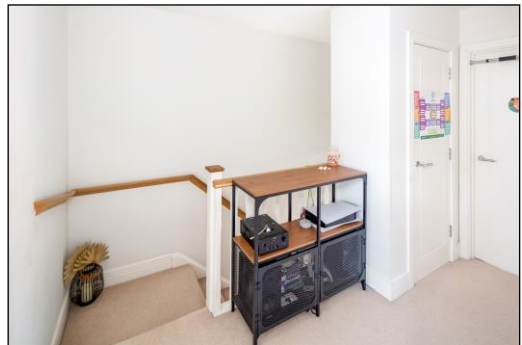
Lounge-Diner



Lounge-Diner



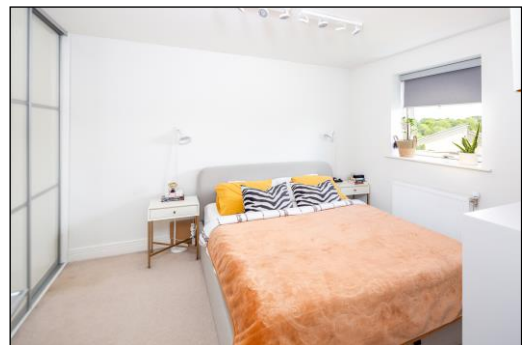
Lounge-Diner



Landing



Bathroom



Bedroom One

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Bedroom One



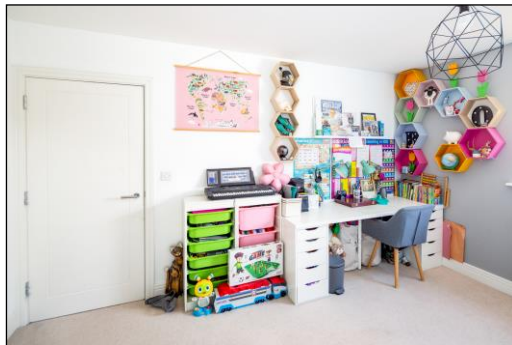
Bedroom One



Bedroom Two



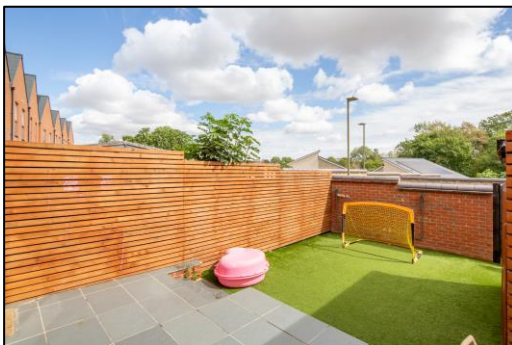
Bedroom Two



Bedroom Two



Bedroom Three



Rear Garden



Rear Garden

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Rear Garden



Parking x 2 Spaces

Planning:

Hybrid/Mixed Application:

<https://planningregister.cherwell.gov.uk/Planning/Display/10/01780/HYBRID>

Deemed Regs 3- County Council:

<https://planningregister.cherwell.gov.uk/Planning/Display/14/01970/OCC>

Discharge of Conditions:

<https://planningregister.cherwell.gov.uk/Planning/Display/18/00473/DISC>

Non Material Amendments:

<https://planningregister.cherwell.gov.uk/Planning/Display/17/00135/NMA>

Discharge of Conditions:

<https://planningregister.cherwell.gov.uk/Planning/Display/17/00223/DISC>

Discharge of Conditions:

<https://planningregister.cherwell.gov.uk/Planning/Display/18/00039/DISC>

Discharge of Conditions:

<https://planningregister.cherwell.gov.uk/Planning/Display/17/00600/DISC>

Discharge of Conditions:

<https://planningregister.cherwell.gov.uk/Planning/Display/17/00381/DISC>

Non Material Amendments:

<https://planningregister.cherwell.gov.uk/Planning/Display/19/00035/NMA>

Discharge of Conditions:

<https://planningregister.cherwell.gov.uk/Planning/Display/19/00161/DISC>

Discharge of Conditions:

<https://planningregister.cherwell.gov.uk/Planning/Display/19/00155/DISC>

Discharge of Conditions:

<https://planningregister.cherwell.gov.uk/Planning/Display/19/00214/DISC>

Outline Application:

<https://planningregister.cherwell.gov.uk/Planning/Display/21/01630/OUT>

Building Control Applications:

Full Electrical Installation:

<https://planningregister.cherwell.gov.uk/BuildingControl/Display/CP/NICEIC/01673/2017>

Solar Panels:

Owned outright. No airspace leasing.

Title Number and Management:

Refer to Key Facts for Buyers on page 3.

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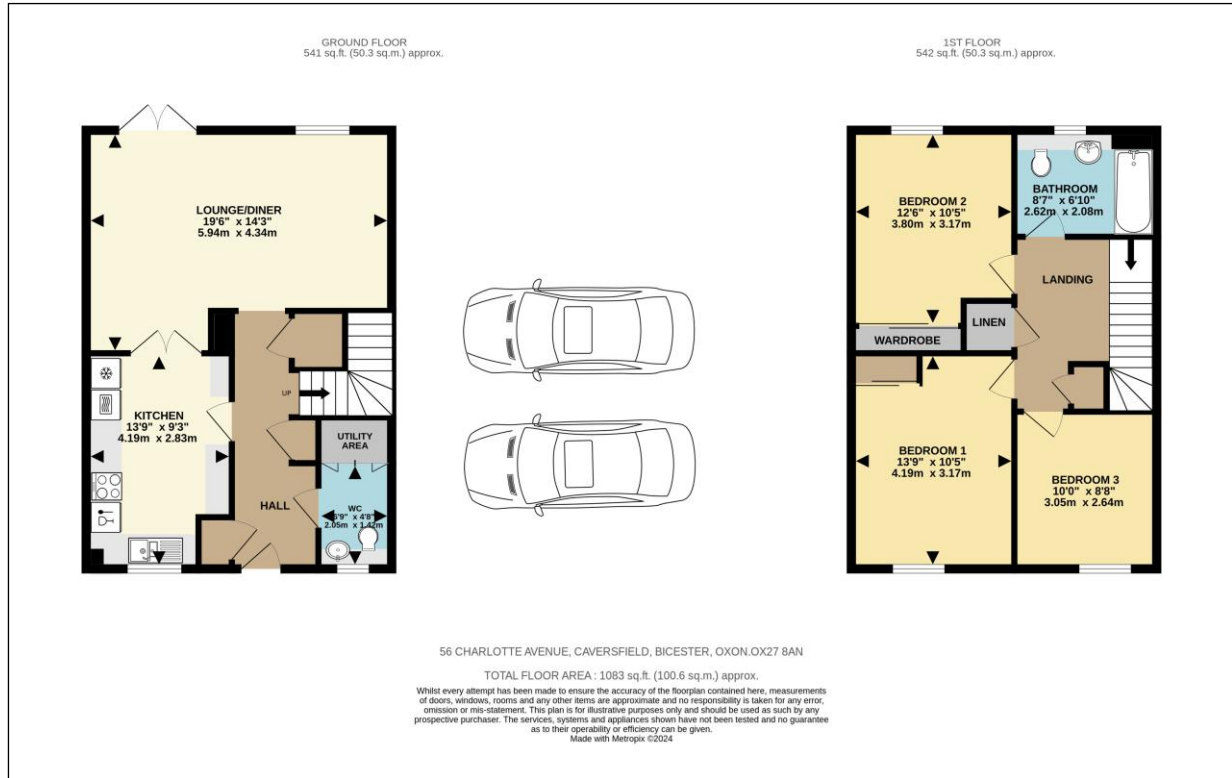
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