

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



47 Charlotte Avenue, Elmsbrook, Bicester, Oxfordshire. OX27 8AS

A rare opportunity to acquire a well-cared for, highly energy efficient, three-bedroom end-terrace property in the Eco Village at Elmsbrook, with an oversized garden because it goes behind two garages as well as the house itself and measures about 40Ft wide. The property also has the garage immediately to the side with driveway, light & power, EV charger and garden access.

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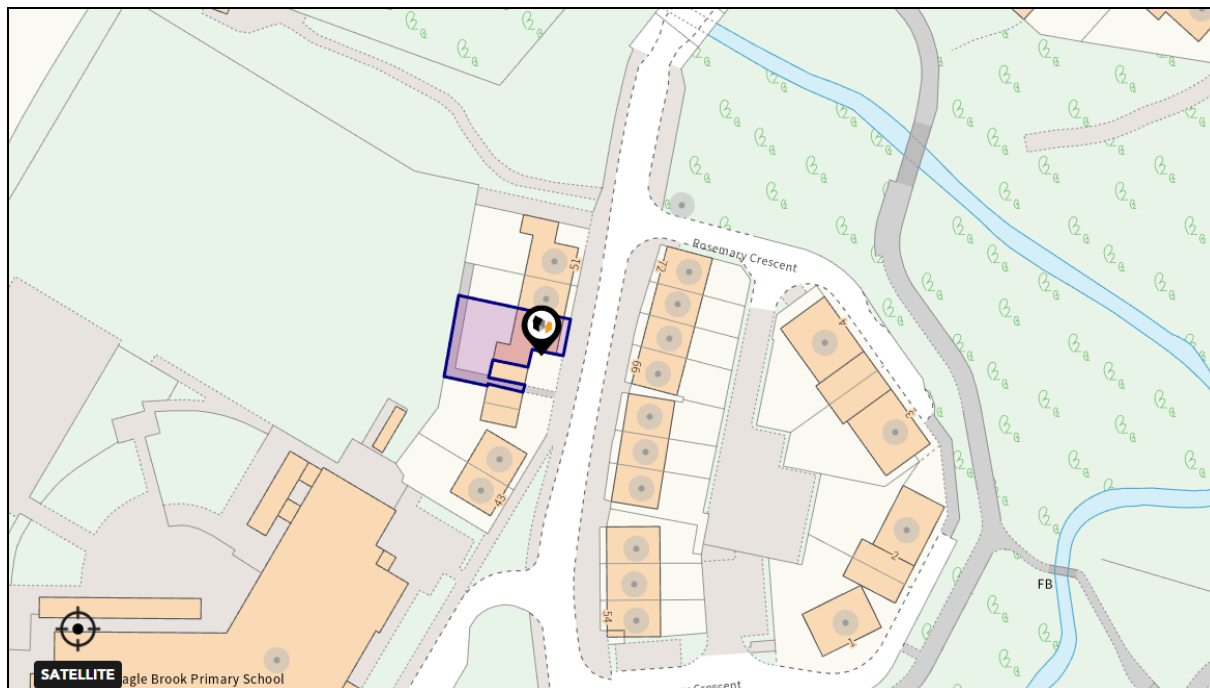
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62 North Street, Bicester. OX26 6NF

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47 Charlotte Avenue, Elmsbrook, Bicester, Oxon. OX27 8AS



Located in the Eco Village of Elmsbrook, A Three Bedroom End-Terrace House with Cloakroom, Kitchen Diner, Living Room, Bathroom and En-Suite, Garage and Driveway and Front and West Facing Rear Garden.

FREEHOLD

£ 425,000

- ❖ Storm Porch, Entrance Hall
- ❖ Spacious Cloakroom
- ❖ Kitchen Diner
- ❖ 20Ft Living Room
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Spacious Bathroom and En-Suite with 1170 x 780 shower
- ❖ Front and 28Ft x 40Ft West Facing Rear Garden
- ❖ Garage with light & power, door to the garden, driveway & EV charger.
- ❖ 100 A Energy Efficiency Rating with Solar Panels

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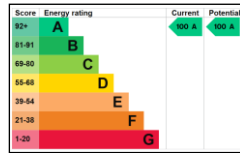
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Key Facts for Buyers:

EPC: Rating of A (100).
Council Tax: Band D
Approx. £2,583 per annum.



Ground Floor:

STORM PORCH:

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

ENTRANCE HALL: 13'9 x 9'10 narrowing to 4'3.

Plain plaster ceiling, luxury vinyl flooring, radiator, central heating thermostat (*controlling the whole house*), built-in cupboard enclosing communal heating supply unit and stopcock, turning staircase, understairs cupboard enclosing RCD/MCB electricity consumer unit, solar isolator, broadband ISP modem and router, TV signal splitter, smart electricity meter, solar meter.

CLOAKROOM: 6'6 x 5'2.

Front aspect triple-glazed window, plain plaster ceiling, downlighting, radiator, luxury vinyl flooring, inset wash hand basin, concealed cistern dual flush WC.

KITCHEN DINER: 13'9 x 10'1.

Front aspect triple-glazed window, plain plaster ceiling, ceramic tiled floor, radiator, heat recovery vent. Range of base and eye level units, roll edge laminate worksurfaces and upstands, integrated washing machine, 600mm undersink base unit, stainless steel sink, 800mm corner base unit with 450mm door, integrated dishwasher, stainless steel and glass fan oven/grill, 4-ring ceramic induction hob, stainless steel extractor hood, 600mm drawers, 350mm base unit, tall unit (600mm wide) with 960mm fridge and 640mm freezer (*three drawers*), tall larder unit (600mm wide).

LIVING ROOM: 20'3 x 10'8.

Rear aspect triple-glazed French doors to the garden, rear aspect triple-glazed window, plain plaster ceiling, understairs cupboard, luxury vinyl flooring, radiator, multi-media socket with second at other end of the room.

First Floor:

LANDING:

Access to loft space, plain plaster ceiling, built-in bulkhead cupboard.

BATHROOM: 8'11 x 7'11.

Side aspect triple-glazed window, plain plaster ceiling, downlighting, heat recovery vent, chrome heated towel rail, ceramic tiled floor, panel enclosed bath, mixer tap shower attachment, sliding head support, screen, inset wash hand basin, shaver socket, concealed cistern dual flush WC.

BEDROOM ONE: 12'0 x 10'8 narrowing to 9'5.

Rear aspect triple-glazed window, plain plaster ceiling, built-in wardrobe, multi-media point.

EN-SUITE: 7'10 x 5'1.

Rear aspect triple-glazed window, plain plaster ceiling, downlighting, heat recovery vent, ceramic tiled floor, chrome heated towel rail, 1170mm x 780mm shower enclosure, thermostatic shower, sliding head support, concealed cistern dual flush WC, inset wash hand basin, shaver socket.

BEDROOM TWO: 11'1 x 8'10.

Front aspect triple-glazed window, plain plaster ceiling, radiator, multimedia point.

BEDROOM THREE: 10'9 x 6'6.

Front aspect triple-glazed window, plain plaster ceiling, radiator, multimedia point.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Approx 40' x 28'. West facing, deck, outside electricity socket, tap.

GARAGE: 20'0 x 10'5.

Up and over door, side door to garden, light and power, worksurface and units, driveway parking for one car, EV charging point.

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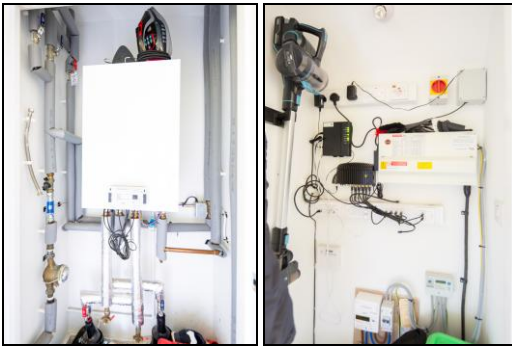
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Front & Garage



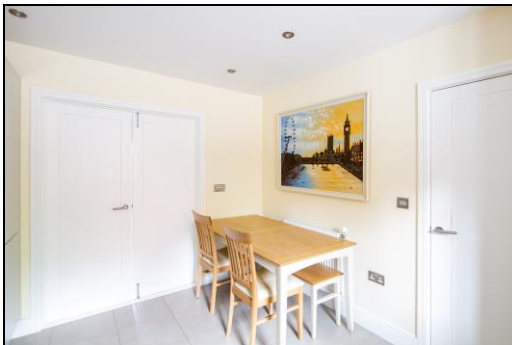
Porch & Hall



Communal Heating System input-output unit,
Communications & Plant Cupboard.



Kitchen Diner



Kitchen Diner



Kitchen Diner



Living Room



Living Room

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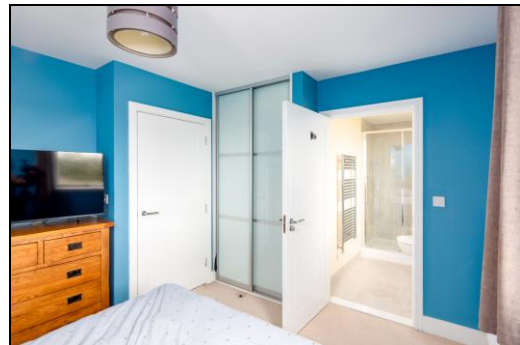
Spacious Bathroom



En-Suite Shower Room



Bedroom One



Bedroom One



Bedroom One



Bedroom Two

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Bedroom Three



View from Bedroom Two Window



West Facing Rear Garden



West Facing Rear Garden



Rear Elevation



Green Surroundings



Plot Outline



Green Surroundings

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Space for Notes

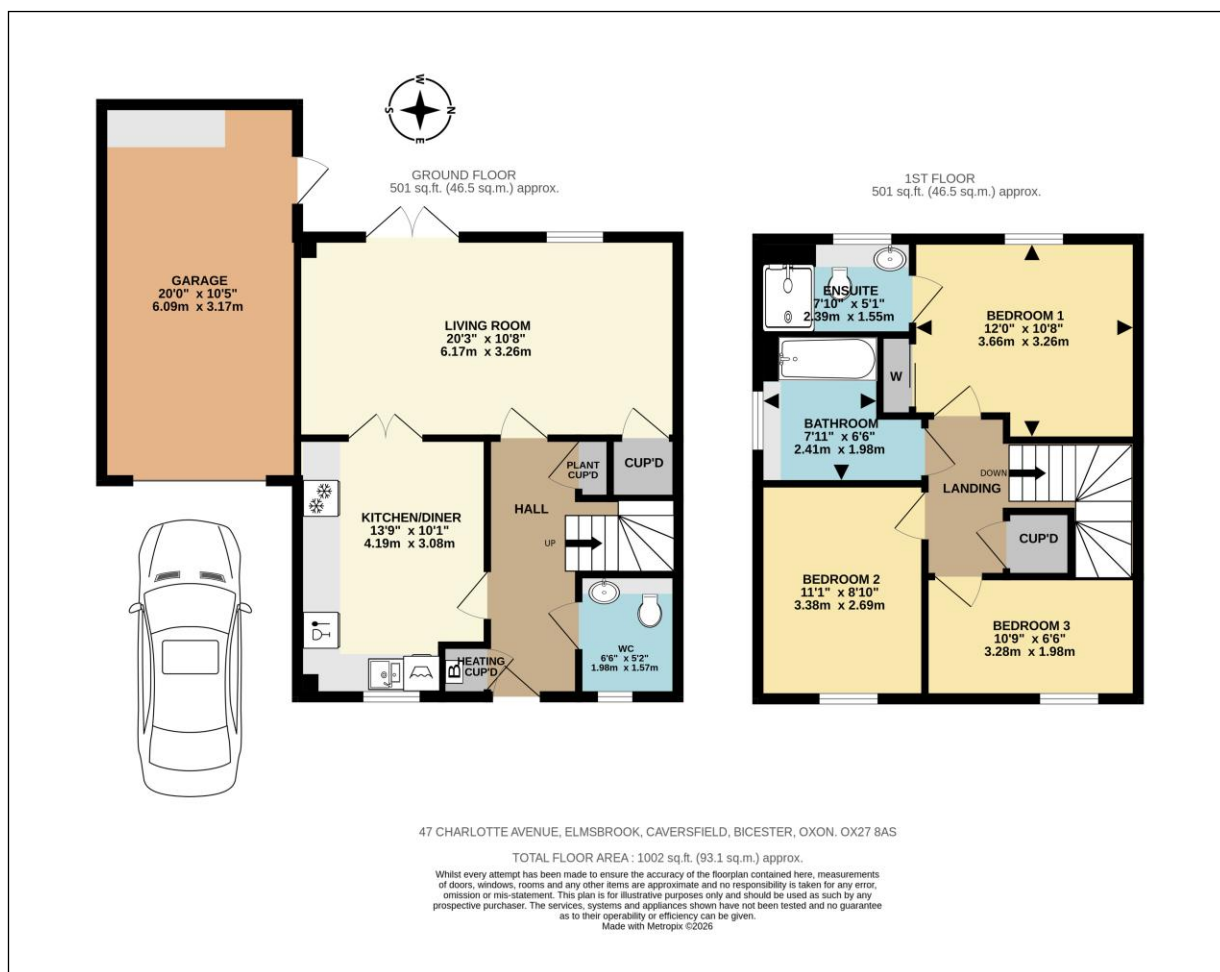
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