

16 Braeburn Avenue, Bicester, OX27 8BP

Guide Price £400,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

A most attractive three bedroom end terrace house, exceptionally eco-friendly and well situated in a highly popular area. This light and spacious property is sold with the benefit of no-onward chain. Eco benefits include; PV panels, triple glazing, rainwater harvesting and district heating provided as standard. Sitting room/dining room is open plan with double doors and a window overlooking the rear garden. The kitchen has ample storage, extensive working surfaces and a number of fitted appliances. Additionally there is a spacious entrance hall as well as a large cloakroom. All three bedrooms are well proportioned and there is an ensuite to the master bedroom. West facing rear garden and two parking spaces.

MATERIAL INFORMATION

Three bedroom end terrace house, believed to have been constructed in 2020. All mains services are connected with the exception of gas. Heating is via a community scheme - further details available from the selling agent. Broadband - Ofcom states that only standard broadband is available. However our clients inform us that they have fibre. Predicted Mobile phone availability - Ofcom states - that EE, 02 and Three have good coverage outdoor only. Vodafone has variable in home, good outdoor.

Restrictive covenants are in place. A previous sale fell through as there is no building regulation completion certificate, the seller is addressing this matter. Should any issues be of concern, please contact Thomas Merrifield before arranging a viewing.

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







Key Features

- Exceptionally Eco-friendly three bedroom end terrace house
- Delightfully situated
- Light, bright accommodation
- Ensuite to master bedroom
- Parking and garden
- Management Charge - £36.31 pcm
- No onward chain
- See our website for up-to-date material information.

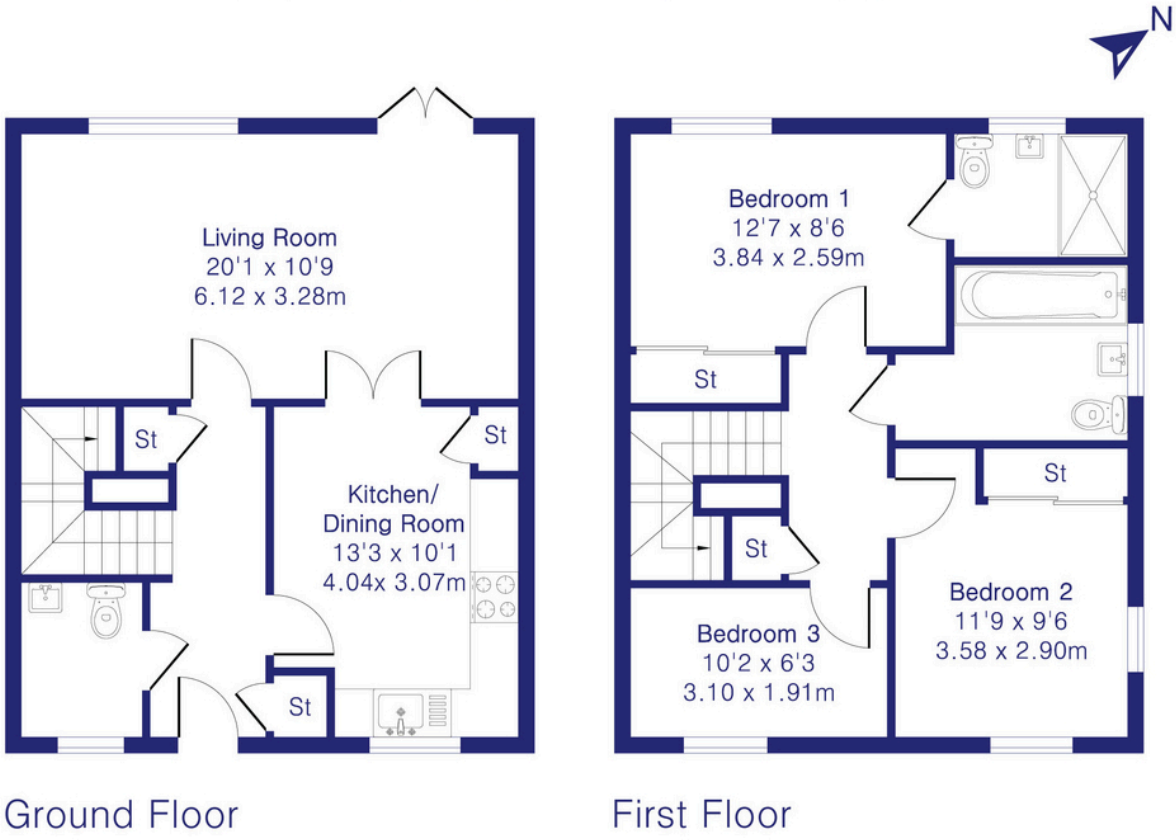
The Location

Well position in this attractively laid out eco-friendly development, which has lots of public open space. The property is within 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 which provides for all every day 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.

Approximate Gross Internal Area 1006 sq ft - 94 sq m

Ground Floor Area 503 sq ft – 47 sq m

First Floor Area 503 sq ft – 47 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.

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