

BARTON FLEMING LETTINGS Ltd.

— INDEPENDENT LETTING AGENTS —

To Let



**43 Charlotte Avenue
Bicester
Oxon
OX27 8AS**

BARTON FLEMING LETTINGS Ltd.

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Web: www.bartonfleming.co.uk

E-mail: lettings@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

241616

43 Charlotte Avenue, Bicester, Oxon OX27 8AS



A Two Bedroom semi detached house located on the Elmsbrook development to the north side of Bicester

TO LET

£ 1600.00 PCM

- ❖ Storm Porch and Entrance Hall
- ❖ Heating from Community Energy Centre
- ❖ Solar Panels and Rainwater harvesting system
- ❖ Cloakroom/WC
- ❖ Kitchen Diner with white goods
- ❖ Living Room
- ❖ Main bedroom with en suite shower
- ❖ Bedroom Two and Family Bathroom
- ❖ Enclosed rear garden, garage and Parking to rear

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

STORM PORCH:

Downlighting, security front door to:

ENTRANCE HALL: 16'8 x 6'11

Plain plaster ceiling, radiator, heating cupboard enclosing central heating community heating supply unit, stop cock, built-in cupboard enclosing metal cased fuse box, intranet distribution hub, solar panel isolator, electricity smart meter, luxury vinyl flooring, foul waste pipe access point.

CLOAKROOM: 6'2 x 2'8

Plain plaster ceiling, downlighting, radiator, ceramic tiled floor, wall hung wash hand basin, concealed cistern dual flush WC.

KITCHEN DINER: 13'2 x 10'6

Front aspect window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, radiator, space for table and chairs. Range of tall base and eye level units, roll edge laminate worksurfaces, laminate upstands, integrated "Electrolux" washing machine, 800mm undersink base unit with two 400mm doors, 1½ bowl "Franke" stainless steel sink, 800mm corner base unit with 400mm door, grey water waste access pipe, integrated dishwasher, 800mm cutlery and pan drawers, 4-ring ceramic induction hob, stainless steel splash back, extractor hood, 600mm base unit with bins, tall unit (600mm wide) with "Siemens" fan oven/grill, second tall unit (600mm wide) with 960mm integrated fridge and 640mm integrated freezer (2 drawers, 1 shelf).

LIVING ROOM: 16'71- x 11'2 narrowing to 7'9

Rear aspect French doors, rear access window, plain plaster ceiling, two radiators, multi-media point, drainage access point.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space(no storage maintenance only), linen cupboard.

BATHROOM: 7'1 x 7'0

Rear aspect window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail, panel enclosed bath, mixer tap shower attachment, sliding head support, screen, inset wash hand basin, shaver socket, concealed cistern dual flush WC.

BEDROOM ONE: 14'4 narrowing to 9'11 x 10'0 plus built-in wardrobe

Front aspect window, plain plaster ceiling, radiator, wall-to-wall wardrobes.

EN-SUITE: 7'7 x 5'1

Front aspect window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail, 1100mm x 790mm shower enclosure with thermostatic shower, sliding head support, inset wash hand basin, shaver socket, concealed cistern dual flush WC.

BEDROOM TWO: 12'3 x 10'7

Rear aspect PVC window, plain plaster ceiling, radiator, multi media socket.

Outside

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Side gate, tap, outside electric socket, small patio, timber sheds (6' x 3' and 3' x 3.5'), space for bins.

GARAGE:

Up and over door, light and power, plastered ceiling, driveway parking for one car.

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Front



Entrance Hall



Cloakroom/WC



Kitchen Diner



Kitchen Diner



Kitchen Diner



Living Room



Living Room

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Bedroom One



Bedroom One



En suite Shower



Bathroom/WC



Bedroom Two



Rear Garden



Rear Elevation



Driveway and Garage

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Material Property Information

Council Tax Band **C** / Amount **£2,322.63 Annually**

Rental Asking Price **£1600.00 PCM**

Tenure**Freehold**

Property construction **Standard**

Mains Electricity supply **Yes**

Mains Gas Supply **No** (if no please specify) **Community Energy Centre**

Mains Water supply **Yes**

Mains Sewerage **Yes**

Heating Type **SSE Community Energy Centre**

Broadband**Fibre to House**

Parking..... **Driveway**

No of Parking Spaces **1 plus Garage**

Building safety Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC **No**

Restrictions /Rights and easements (Any Restrictive covenants and Rights of Way or Easements or Wayleaves on the title..... **No**

Flood risk - has the property been subject to any flooding in the last 5 years **No**

Planning permission – Does the property have any outstanding planning applications **No**

Accessibility/adaptations - Does the property have any disabled access provisions **No**

Score	Energy rating	Current	Potential
92+	A	104 A	105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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AVAILABLE:

Date 27th April 2026

RENT:

£1600 per calendar month.

LENGTH OF TENANCY: Periodic

RENTAL DEPOSIT

£1846.15 (Equal to five weeks rent.)

Deposits are held by the Deposit Protection Service which is an independent body set up by the Government specifically designed to protect deposits fairly on behalf of landlord and tenants alike.

COUNCIL TAX BAND

According to <http://cti.voa.gov.uk>

The council tax band is **C**

To Make an offer to rent the property

Please send an e-mail to:

E-mail: lettings@bartonfleming.co.uk

Including :

Full names of all adult occupants

Emails and telephone numbers for all tenants

Occupations of all tenants

Gross annual salaries for all tenants including contracted hours of employment

Details of any children

Details of any pets

Required Tenancy Start date

Length of tenancy required

Any special conditions or requirements

We will then put your offer to rent the property forward to the landlord.

BARTON FLEMING LETTINGS Ltd.

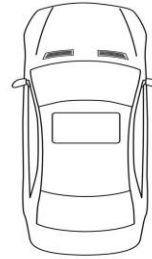
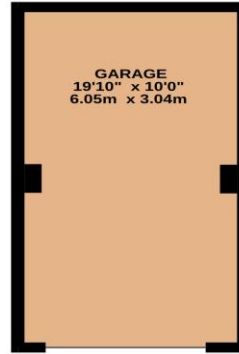
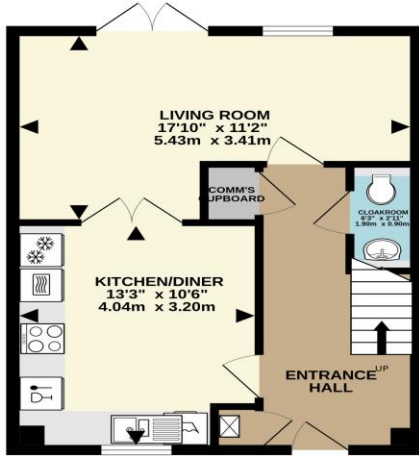
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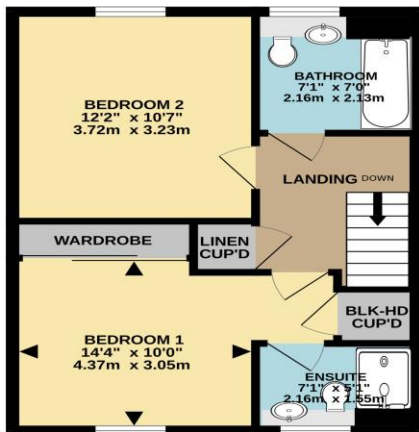
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GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



43 CHARLOTTE AVE, ELMSBROOK, CAVERSFILED.

TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property.