



**Connells**

Charlotte Avenue  
Bicester



### Property Description

Sold with no onward chain, a very well presented and spacious two bedroom end of terrace home, ideally located within the highly regarded Elmsbrook eco village.

The property offers thoughtfully designed accommodation comprising a modern fitted kitchen diner, a comfortable living room, and two generous double bedrooms, with the main bedroom benefiting from an en-suite shower room. A contemporary family bathroom and a convenient ground floor cloakroom complete the internal layout.

Externally, the home features an enclosed rear garden, ideal for outdoor dining and relaxation, along with two allocated off street parking spaces.

Designed with sustainability in mind, the property benefits from a range of eco features including triple glazed windows, a rainwater harvesting system, and an efficient centralised heating system, helping to reduce running costs while supporting an environmentally friendly lifestyle.

An excellent opportunity to purchase a stylish and energy efficient home in a desirable and forward thinking community.

## Entrance Hall

Kährs Engineered Wood flooring, meter and boiler cupboard, access to kitchen diner, living room, cloakroom and stairs.

## Kitchen Diner

Tiled floor, wall and base units, integrated waist height oven, induction hob and extractor, microwave, dishwasher, washing machine and fridge freezer. Window to front and double doors to living room.

## Living Room

Kährs Engineered Wood flooring, one window to the side of the property, one window to the rear and double doors leading to the rear garden. Access to entrance hall

## Cloakroom

Tiled floor, wc, basin

## Landing

Carpet, access to bedrooms and bathroom. Built in storage cupboard. Loft access point

## Bedroom One And Ensuite

Double bedroom, carpet, built in sliding door storage, built in over stairs storage, window to front of property, access to en-suite. En-suite- tiled floor, partially tiled walls, shower cubicle, wc, basin, towel rail, window to front of property

## Bedroom Two

Double bedroom, carpet, window to side and rear of property

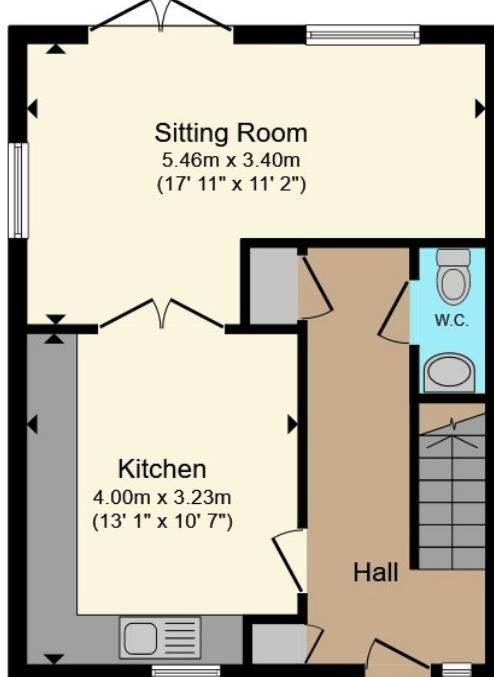
## Family Bathroom

Tiled floor, partially tiled walls, bath with overhead shower, glass shower screen, wc, basin, towel rail, window to rear of property

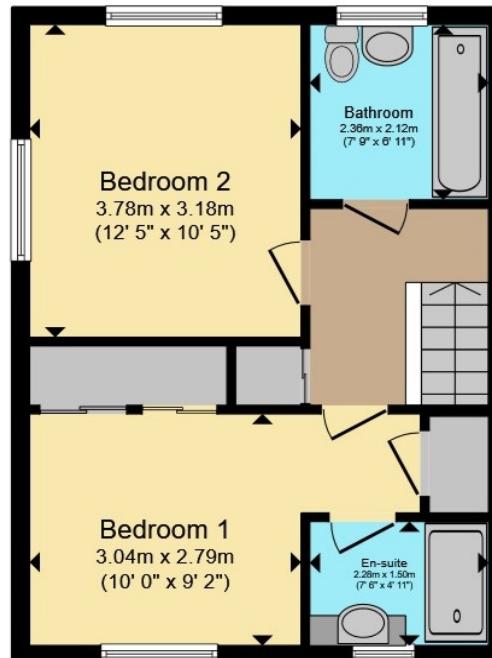
## Garden And Parking

Patio and lawn, rear gate access. Two allocated parking spaces (one next to garden offering possible ev charger point if required)





**Ground Floor**



**First Floor**

Total floor area 81.9 m<sup>2</sup> (881 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: A    Council Tax  
Band: C

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