



51 Charlotte Avenue, Bicester, OX27 8AS

Guide Price £425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An absolutely exceptional three bedroom end terrace house, wonderfully eco-friendly within a prime location in this highly desirable area. The property benefits from a garage immediately to the side of it, a larger than average garden and a beautiful open view to the rear. Light and spacious with an excellent design. The Eco-benefits include; PV panels, triple glazing, rainwater harvesting and district heating. Spacious entrance hall with cloakroom off, open plan living/dining room with double doors and window overlooking rear garden (west), kitchen with fitted appliances. Three well sized bedrooms, ensuite to master. Parking, garage and private large west facing garden.

### MATERIAL INFORMATION

Three bedroom end terrace house, believed to have been constructed in 2017. Mains; electricity, water and drainage. Heating via district community schemes. The seller states that there is a fibre connection. Mobile phone coverage - likely predicted availability according to Ofcom - Vodafone good outdoor and variable indoor, EE, O2 and Three good outdoor. There is a management company with the approximate annual charge of £497 per annum.

Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. Local Authority: Cherwell District Council - D. EPC - A





## Key Features

- Fabulous three bedroom end of terrace house
- Exceptionally eco-friendly
- Larger than average west facing garden
- Garage immediately adjacent
- Light bright accommodation
- Ensuite to master bedroom
- Convenient to local facilities
- Easy access to motorway network
- EPC rating: A

## The Location

Enjoying a super position on this Eco-friendly development. The property overlooks the open countryside to the rear and is within easy reach of the local primary school, a bus stop, local centre to include; nursery, cafe, community hall and business hub. About a mile and a half from the centre of Bicester which is a thriving market town providing for all everyday needs. Both Junctions 9 and 10 of the M40 are easily accessible, the towns mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 50 minutes.



**Approximate Gross Internal Area 1044 sq ft - 98 sq m  
(Excluding Garage)**

Ground Floor Area 522 sq ft – 49 sq m

First Floor Area 522 sq ft – 49 sq m

Garage Area 207 sq ft – 19 sq m



Ground Floor

First Floor

Thomas Merrifield and their clients give notice that:

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