



104 Charlotte Avenue, Bicester

Bicester

I M S

Guide Price £420,000

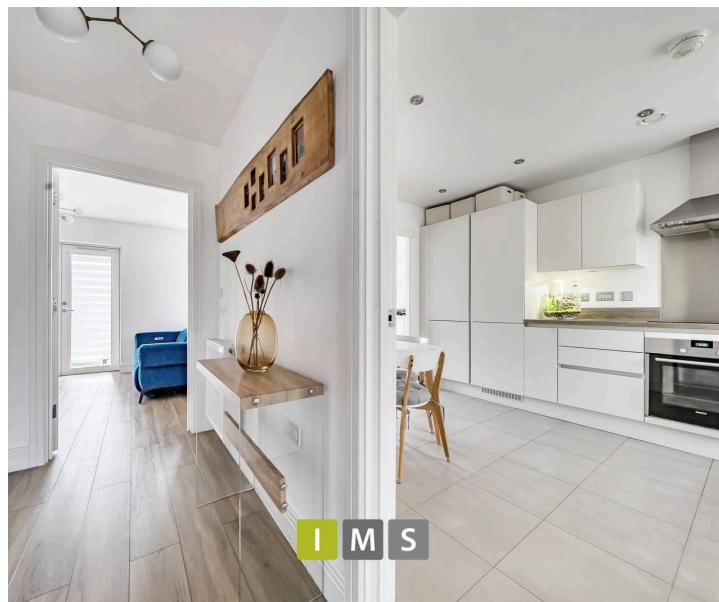


## 104 Charlotte Avenue

Bicester

**Chain Free | Immaculately Presented Three Bedroom Home | EPC Rating A**

IMS are delighted to present this superb, chain free three bedroom home, situated within the highly sought-after eco development of Elmsbrook. Beautifully presented throughout, this property offers a smooth and uncomplicated purchase, ideal for buyers seeking a straightforward move.



Upon entering, you are welcomed by a spacious hallway finished in neutral tones, creating a bright and inviting first impression. The hallway benefits from useful understairs storage and a convenient ground floor WC. To the right, the contemporary kitchen is stylishly designed and fully equipped with an induction hob, oven, and integrated white goods, including a Siemens dishwasher, Beko washing machine, and Bosch fridge. New vinyl flooring was installed across the ground floor in 2024, enhancing the modern finish.



## 104 Charlotte Avenue

Bicester

To the rear of the property, the bright and spacious lounge diner provides an excellent space for both relaxing and entertaining. Featuring two sets of French doors, the room is filled with natural light and offers seamless access to the well-sized private rear garden. The garden includes a pergola, making it ideal for outdoor dining and relaxation.

The first floor comprises a generous principal bedroom with ensuite, a further double bedroom, and a well proportioned single bedroom. All bathrooms are finished to a high standard, featuring Villeroy & Boch sanitaryware and Hansgrohe taps throughout, adding a touch of quality and consistency to the home.

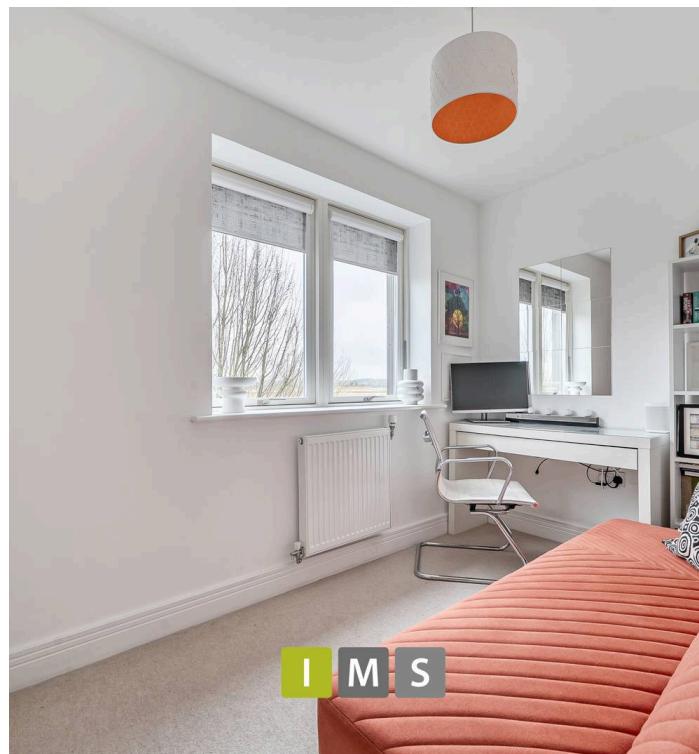
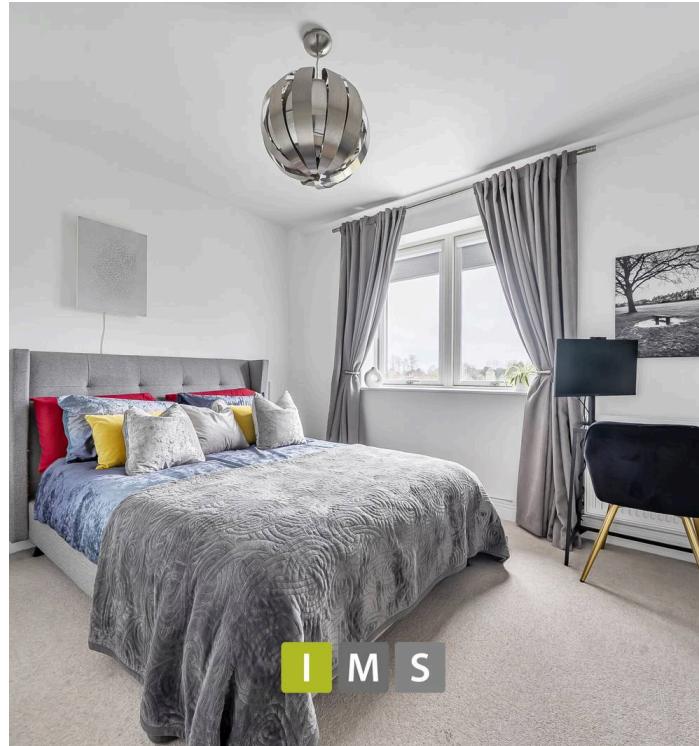


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Designed with sustainability and efficiency in mind, the property benefits from triple glazing throughout, wooden internal doors, solar panels, rainwater harvesting, and an electric vehicle charging point. Resulting in an impressive EPC rating of A and low running costs.

Offering modern, eco-conscious living within a popular and well-connected development, this exceptional chain free home must be viewed to be fully appreciated.





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Key Information:

Price - £420,000

Service Charge: £37.16 per month

EPC grade: A

Council tax band: D

Central heating: CHP system

Parking: 2 allocated spaces with EV charging

Utilities: Electricity, water and drainage

Construction: Standard

Estimated broadband speeds: Standard 1 mpbs

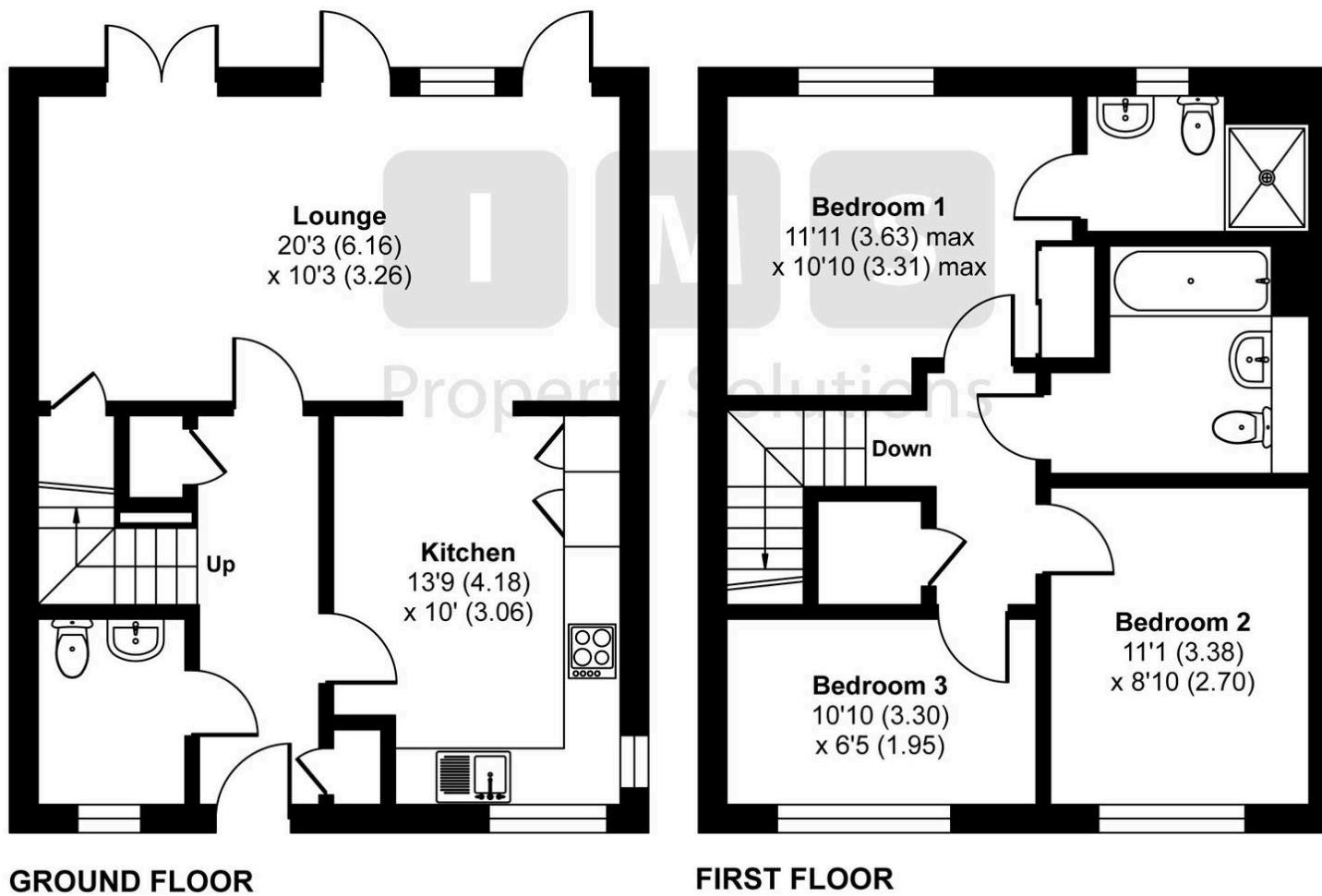
Mobile signal: check <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Flood risk: Surface water Very low

# Charlotte Avenue, Bicester, OX27

Approximate Area = 1010 sq ft / 93.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.  
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