



57 Anniversary Avenue East, Graven Hill, Bicester, OX25 2EF

Guide Price £625,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A brand new detached five bedroom house in the highly desirable Graven Hill area. This thoughtfully designed property has spacious accommodation over two floors, with a south facing garden and an excellent location within the development. On the ground floor there is a large (22'9 x 14') living room, with bi-folding doors to the rear garden and a high quality kitchen with integrated oven hob, extractor fan, fridge/freezer, dishwasher and combined washer dryer. There is also a spacious entrance hall and a cloakroom. Five bedrooms with two being ensuite and a family bathroom with separate shower cubicle. Outside there is covered parking and a well proportioned garden.

MATERIAL INFORMATION

A brand new five bedroom detached house, mains electricity, water and drainage, heating via Mitsubishi air source heat pump, with Vent Axia Mechanical Ventilation Heat Recovery System.

Broadband and Mobile Phone - according to Ofcom - no data is available yet for this post code. However, there is Ultrafast broadband with OFNL.

Management Company Charge: There is likely to be a Management Company Charge; details are awaited from the developer.

Local Authority: Cherwell District Council. Council tax band to be allocated. EPC rating awaited, likely to be B.





Key Features

- A brand new five bedroom detached house
- Situated in highly desirable Graven Hill area
- Highly specified kitchen/diner with fitted appliances
- South facing rear garden
- Two ensuites plus family bathroom
- Covered parking with charging port
- Close to shops and primary school
- Easily accessible to Bicester and stations
- 10 year structural warranty
- See our website for up-to date material information.

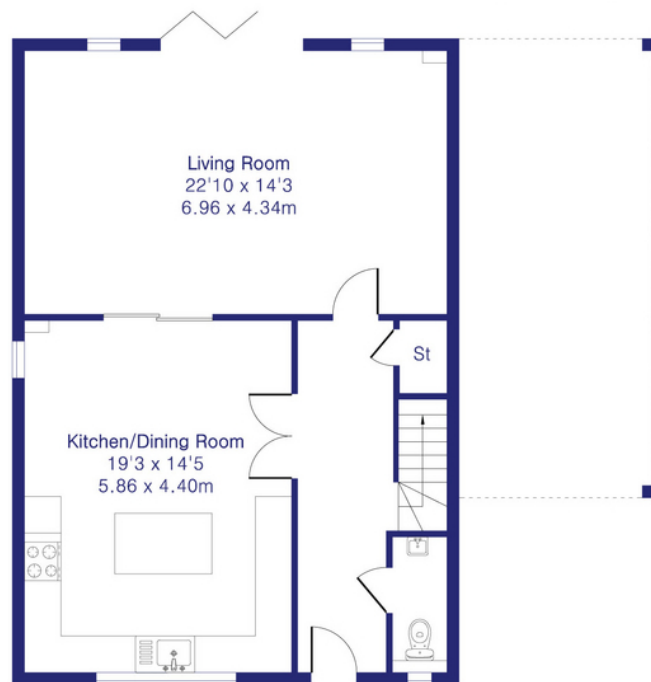
The Location

Situated in the highly popular and desirable Graven Hill area of Bicester which has large open spaces within walking distance of the primary school and a parade of shops within the development. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

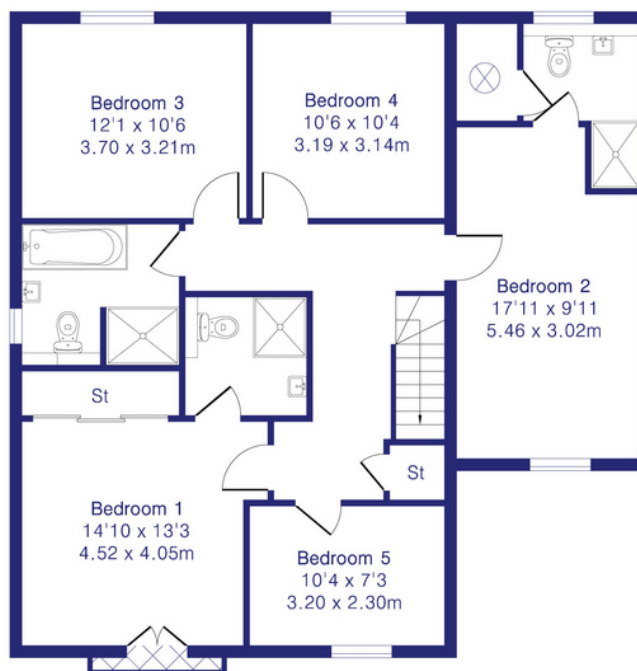
Approximate Gross Internal Area 1782 sq ft - 165 sq m

Ground Floor Area 767 sq ft – 71 sq m

First Floor Area 1015 sq ft – 94 sq m



Ground Floor



First Floor

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Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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