



78 Charlotte Avenue, Bicester, OX27 8AN

Guide Price £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A super end terrace, three bedroom house which is exceptionally eco-friendly and offers a larger than average garden. No onward chain. Eco benefits include; PV panels, triple glazing, rainwater harvesting and district heating provided as standard. A spacious entrance hall, gives access to both principal ground floor, as well as having a large cloakroom off. The sitting/dining room is open plan with double doors and a window overlooking the rear garden. The kitchen has ample storage, extensive working surfaces and a number of fitted appliances. All three bedrooms are well proportioned and there is a ensuite to the master bedroom. Outside there is composite decking, a larger than average garden and two parking spaces.

MATERIAL INFORMATION

Three bedroom end terrace house, believed to have been constructed in 2018. All mains services are connected with the exception of gas. Heating is via a community scheme - further details available from the selling agent.

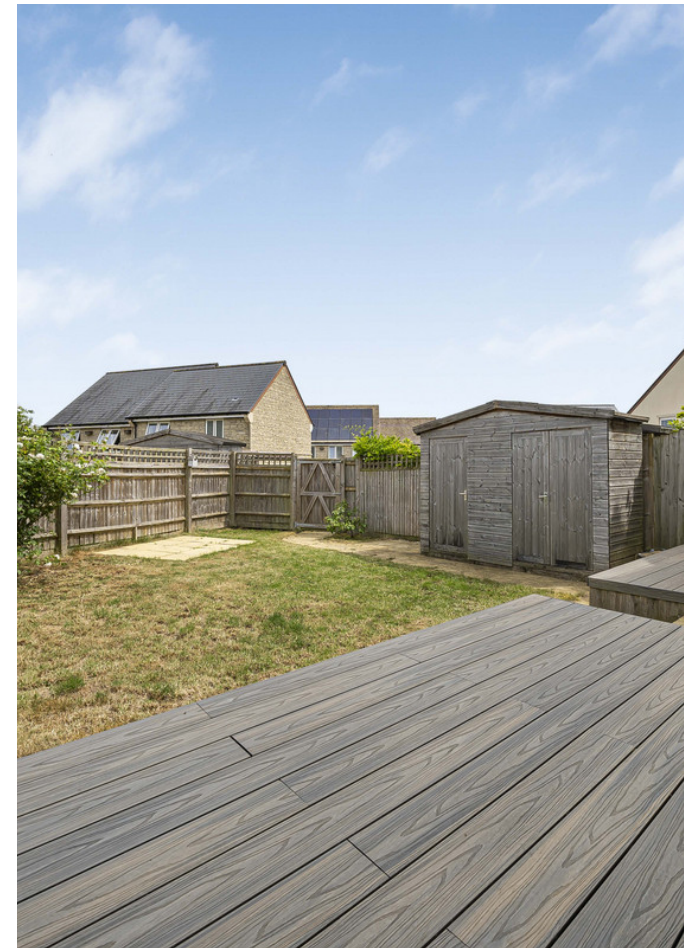
Broadband - according to Ofcom - only standard broadband is available.

Predicted Mobile phone availability - Ofcom states - indoors all providers are predicted to have limited availability.

Outdoors - all providers are likely to have availability.

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

- Exceptionally Eco-friendly three bedroom end terrace house
- Delightfully situated
- Light, bright accommodation
- Ensuite to master bedroom
- Parking and garden
- No onward chain
- Service Charge - £36.31 pcm.
- See our website for up-to-date material information.

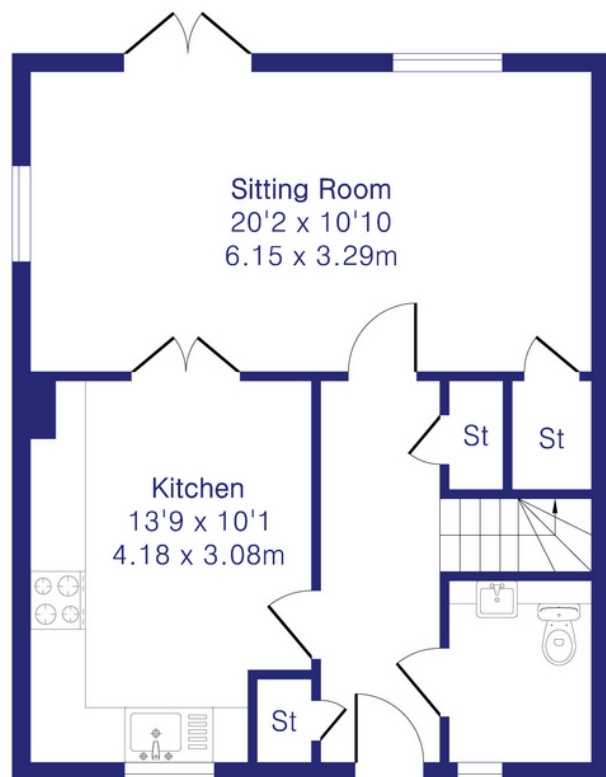
The Location

Enjoying a super position on this eco-friendly development. The property is within easy reach of a local primary school, a bus stop, local centre (to include; nursery, cafe, community hall and business hub). The Elmsbrook development is on the north west edge of Bicester which is a thriving market town that provides for everyday needs. Both Junctions 9 and 10 of the M40 are easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes.

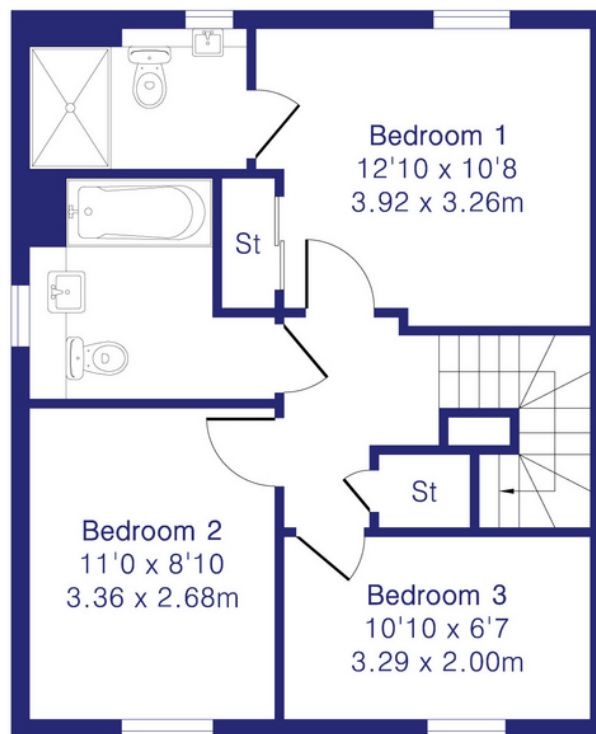
Approximate Gross Internal Area 1002 sq ft - 94 sq m

Ground Floor Area 501 sq ft – 47 sq m

First Floor Area 501 sq ft – 47 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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