



Situated in a desirable residential area of Bicester, 41 Windmill Avenue presents an excellent opportunity for buyers seeking a well-located home with convenient access to local amenities, schools and transport links. The property offers comfortable accommodation with excellent potential to suit a range of buyers, making it an appealing choice for first-time purchasers, families or investors alike. The end of terrace property overlooks communal gardens and offers well proportioned family accommodation including large living dining room, kitchen, cloakroom, study/office and storage room on the ground floor, with four bedrooms and family bathroom on the first floor. The rear garden is well proportioned and there is a single garage available in a separate block, with one parking space to the front

Entrance Hall – Laminate flooring, neutral décor; large storage cupboard. Access to living room, cloakroom, study and kitchen

Living Room & Dining Room – (16'4 × 9'3 / 4.98 × 2.82m) Large dual aspect room, French doors leading to the garden. Laminate flooring

Cloakroom - Laminate floor, white WC & wash basin

Kitchen – (10'1 × 8'1 / 3.07 × 2.46m) Overlooking the rear garden and providing access to the side storage room, fitted with a range of wall and base units with space for appliances

Study – (8'10 × 6'3 / 2.69 × 1.91m) Small room set off the main hallway in lean-to to side of house

Storage Room – (20'3 × 6'2 / 6.17 × 1.88m) Accessed by glazed door from the kitchen and via single door from the rear garden. Solid stone floor, exposed brick supporting wall, corrugated plastic roof

First Floor

Bedroom 1 – (16'4 × 9'3 / 4.98 × 2.82m) Neutral carpet and décor, fitted wardrobes, overlooking front

Bathroom – Well appointed bathroom with tiled flooring, white suite of panelled bath with shower over, WC and wash basin. Frosted window overlooking side of property

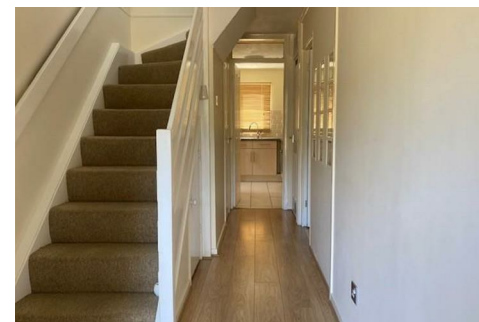
Bedroom 2 – (11'1 × 7'9 / 3.38 × 2.36m) Neutral décor and carpet. Rear aspect

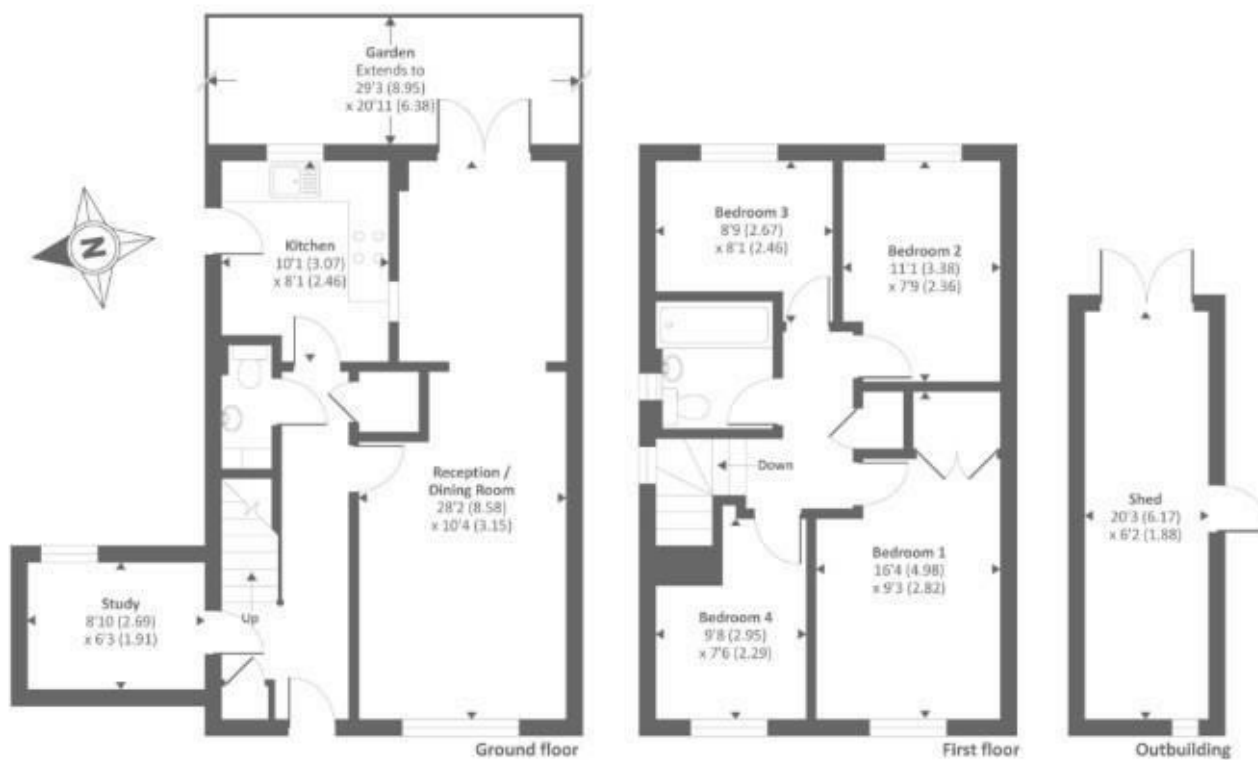
Bedroom 3 – (8'9 × 8'1 / 2.67 × 2.46m) Rear aspect bedroom with neutral décor and carpet

Bedroom 4 – (9'8 × 7'6 / 2.95 × 2.29m) Front aspect bedroom with neutral décor and carpet

Garage – Single garage in separate block with one parking space in front

Gardens – Rear garden with lawn, patio and gate access from Windmill Avenue





Approx. gross internal floor area 1028 SQFT / 95.5 SQM (Excludes Outbuilding)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

