



Oxford Street, Totterdown, Bristol, BS3 4RH

- Victorian Terrace
- Open Plan Living
- Central Location
- Updated Roof
- Superb Condition
- Charming Features
- Upstairs Four Piece Bathroom
- New Worcester Boiler

£425,000



Oxford Street, Totterdown, Bristol, BS3 4RH

DESCRIPTION

Hunters are pleased to offer for sale this well presented two bedroom home in the heart of Totterdown. Having been thoughtfully updated by the present vendors the property is sure to prove perfect for anyone looking for a home ready to move straight in to.

As you approach the property you are greeted by the entrance hall, which affords access to the dining room, which has been opened to the living room offering a spacious dual aspect room. The kitchen boasts a shaker set of units with wood worktops, there is a pleasant view over the garden with access. Upstairs there are two double bedrooms the largest of which spans the width of the property. The bathroom offers a four piece suite which has been newly installed and houses the boiler, which was fitted a little over a year ago.

The garden is a pleasant space, and faces in a south/westerly direction, its well stocked and offers a raised decked area with the remainder being laid with lawn. Further benefits to this great home are uPVC windows throughout, and an updated roof a little over a year ago.

Oxford Street sits in the lower area of Totterdown, popular amongst young families and first time buyers looking for charming properties within walking distance to Temple Meads station. Totterdown sits under a miles walk to Wapping wharf and just a few minutes walk to the pretty Victoria Park, whilst Arnos Vale sits just over half a miles walk away.

TENURE
Freehold

COUNCIL TAX BAND
B

EPC BAND - TBC - An EPC report has been ordered.

living room
13'10" x 11'7"

dining room
12'2" x 10'3"

kitchen
11'3" x 6'11"

bedroom one
15'1" x 12'11"

bedroom two
11'9" x 9'10"

bathroom
11'3" x 6'11"







TOTAL FLOOR AREA - 915 sq.ft. (85.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Microplot C2024

Viewings

Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.