



7 Oxford Street, Bristol, BS3 4RQ

£415,000

- 3D INTERACTIVE TOUR
- Two Double Bedrooms
- Kitchen & Conservatory
- Enclosed Rear Garden
- NO ONWARD CHAIN
- Period Terrace Home
- Two Reception Rooms
- Upstairs Bathroom
- Centrally Located
- Energy Rating - D

Oxford Street is situated in vibrant Lower Totterdown and is a 10 minute walk from the beautiful 50 acre Victoria Park. This quiet street offers the best of both worlds, being close to a fantastic array of cafes, restaurants and independent shops on Wells Road such as Fox & West, an independent café and greengrocers, Southside Bar, the recently opened Bruhaha and award winning Farrow's Fish & Chips. There are some fantastic local pubs nearby including the Star and Dove, Shakespeare and the Oxford as well as the highly regarded The Victoria Park Pub, the perfect spot to grab a Sunday Lunch. For commuters, Temple Meads station is an 11 minute walk and the city centre is a 25 minute walk.

The accommodation comprises an entrance hallway, a spacious sitting room and a separate dining room, modern kitchen and conservatory. On the first floor there are two spacious double bedrooms and a good size bathroom comprising of corner bath and separate shower cubicle. Outside there are gardens to the front and rear, with the rear offering an enclosed manageable outside space perfect for those summer barbecues. The property is offered with no onward chain and would make the perfect first time purchase.

Sitting Room 13'8" x 12'10" into recess (4.19 x 3.93 into recess )

Dining Room 12'2" x 10'7" into recess (3.72 x 3.24 into recess )

Kitchen 11'3" x 7'6" (3.44 x 2.30 )

Conservatory 11'10" x 7'4" (3.61 x 2.26 )

Bedroom One 16'7" into recess x 13'9" (5.08 into recess x 4.21)

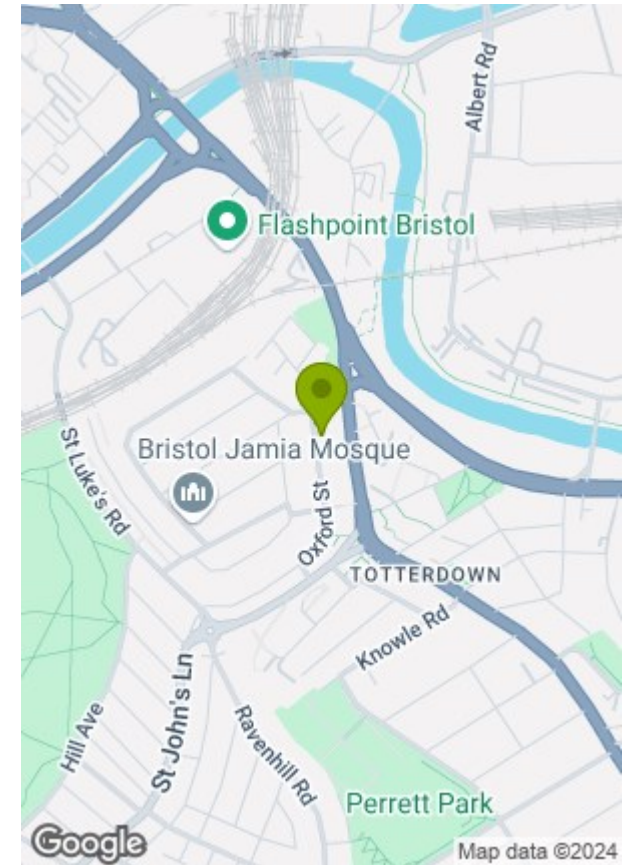
Bedroom Two 12'0" x 10'7" (3.67 x 3.24 )

Bathroom 11'5" x 8'2" (3.50 x 2.49 )





# AWAITING FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	61	63
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.