



Oxford Street, Totterdown

£395,000

- 3D Interactive Tour
- Two Double Bedrooms
- Spacious Kitchen / Dining Room
- Front & Rear Gardens
- NO ONWARD CHAIN

- Period Terrace Home
- Sitting Room with a Period Style Fireplace
- Upstairs Bathroom
- Vibrant Lower Totterdown
- Energy Rating - C

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, 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 with a period style fireplace, and a kitchen / dining room. On the first floor there are two spacious double bedrooms and a good size bathroom, complete with a 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.

Living Room 11'6" x 11'0" into recess (3.51 x 3.36 into recess)

Kitchen/Diner 17'10" max x 16'4" (5.46 max x 4.98)

Bedroom One 16'4" into recess x 11'5" (4.99 into recess x 3.50)

Bedroom Two 12'9" max x 12'5" (3.89 max x 3.80)

Bathroom 9'2" x 6'7" (2.81 x 2.02)

Tenure - Freehold

Council Tax Band - B



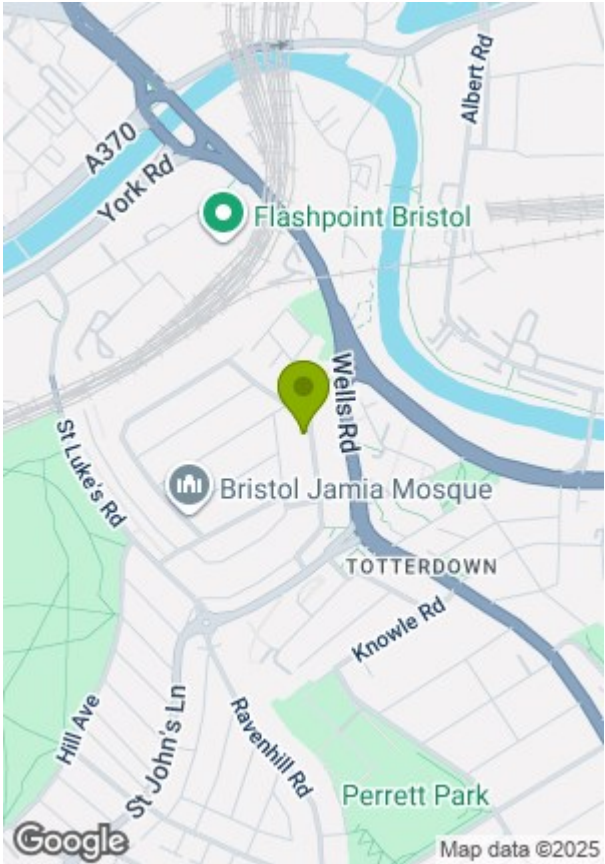








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	74		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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