



**Connells**

Oxford Street  
Totterdown Bristol

# Oxford Street Totterdown Bristol BS3 4RQ

for sale guide price  
**£250,000**



## Property Description

Oxford Street is an attractive residential street in Totterdown, adjacent to the beautiful Victoria Park and just North of Perretts Park. This quiet street has the best of both worlds, with a fantastic array of cafes, restaurants and independent shops on Wells Road, as well as the open green spaces of South Bristol. Places on Wells Road, such as Fox & West, an independent cafe and greengrocers selling a diversity of local produce, Southside Bar and Farrow's Fish & Chips offer some of the best options in the city. Green spaces are in plentiful supply, with Arnos Vale being an idyllic Victorian garden cemetery with the cafe at its heart, the incredible views of Perrett Park, as well as the 50 acres of Victoria Park. Totterdown offers easy access to and from the city, with Bath Road offering an easy link to Bath, the Portway taking you to the M5 and the M32 to the M4 and beyond. Temple Meads Train Station is also a short walk or cycle away, offering connections nationally. Travelling southwards, you find yourself in the Mendips, an area of outstanding natural beauty.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Agents Notes

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

## Entrance Hallway

large hallway with storage under stairs.

## Living Room

12' 6" narrowing to x 12' 5" ( 3.81m narrowing to x 3.78m )

## Dining Room

15' 9" narrowing to x 13' 3" ( 4.80m narrowing to x 4.04m )

## Kitchen/ Bathroom Wc

10' 11" narrowing to x 7' 4" ( 3.33m narrowing to x 2.24m )  
fully fitted kitchen, double glazed window to rear with bathroom and wc.

## Landing

to first floor

### Bedroom One

13' 10" narrowing to x 12' 8" ( 4.22m  
narrowing to x 3.86m )  
double glazed window to front.

### Bedroom Two

13' 5" narrowing to x 10' 5" ( 4.09m  
narrowing to x 3.17m )  
double glazed window to rear elevation

### Bedroom Three

11' 1" narrowing to x 7' 4" ( 3.38m narrowing  
to x 2.24m )  
double glazed to rear elevation

### Private Courtyard Garden





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0117 966 4278**

**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

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**EPC Rating: E**

**view this property online [connells.co.uk/Property/BMR310408](http://connells.co.uk/Property/BMR310408)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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