



136 Oxford Street, Bristol, BS3 4RH

£440,000

Situated on the ever popular Oxford Street in vibrant Lower Totterdown, this much loved and well presented two-bedroom Victorian terraced home blends characterful charm with modern living.

You are greeted into this wonderful property via the welcoming entrance hall with understairs storage, a good space for those who cycle to store their bikes. The light & airy sitting room has a period fireplace and an engineered wood floor. There is a separate reception room, which is currently being used as the sitting room, which has a big picture window overlooking the rear garden and has a fitted log burner. To the rear of the property is the modern kitchen with good storage including bespoke wooden shelving. There is also a bespoke wooden back door leading out to the garden. Upstairs are two generous double rooms, the largest spanning over 16ft wide. The modern three-piece bathroom completes the top floor. Externally this home benefits a good size enclosed rear garden which is paved and has a raised sleeper flowerbed, the perfect space for entertaining friends & family with those summer BBQ's!

The property is just an 8-minute walk from the stunning 50-acre Victoria Park. Set on a quiet street, it offers the perfect balance of peaceful living and easy access to a vibrant selection of cafés, restaurants and independent shops along Wells Road. Local favourites include the vegetarian Sundial Kitchen, The Bakehouse, with their amazing bread, coffee and cakes, Banana Boat's local fruit and veg, Florence serving fantastic pizzas, and the new Carouse wine bar. The Oxford Pub, with its live music and events, and also a small Tesco Express. There are also several excellent pubs nearby, such as the Star and Dove, the Shakespeare, and the highly regarded Victoria Park Pub, which is an ideal spot for a Sunday lunch. For commuters Temple Meads station is a 15-minute walk away, while the city centre can be reached in approximately 25 minutes on foot.

- Vibrant Lower Totterdown
- Two Double Bedrooms
- Sitting Room with Period Fireplace
- Modern Kitchen
- Charm & Character
- Period Terrace Home
- Modern Upstairs Bathroom
- Separate Reception / Dining Room with Log Burner
- Pretty Rear Garden
- Energy Rating - C

Sitting Room 12'10 x 12'4 (3.91m x 3.76m)

Dining Room 13'2 x 10'5 (4.01m x 3.18m)

Kitchen 11'2 x 7'6 (3.40m x 2.29m)

Bedroom One 16'7 x 12'4 (5.05m x 3.76m)

Bedroom Two 13'8 x 10'5 (4.17m x 3.18m)

Bathroom 11'1 x 7'6 (3.38m x 2.29m)

Tenure - Freehold

Council Tax Band - B





Oxford Street, Totterdown, Bristol, BS3

Approximate Area = 1022 sq ft / 94.9 sq m

For identification only - Not to scale

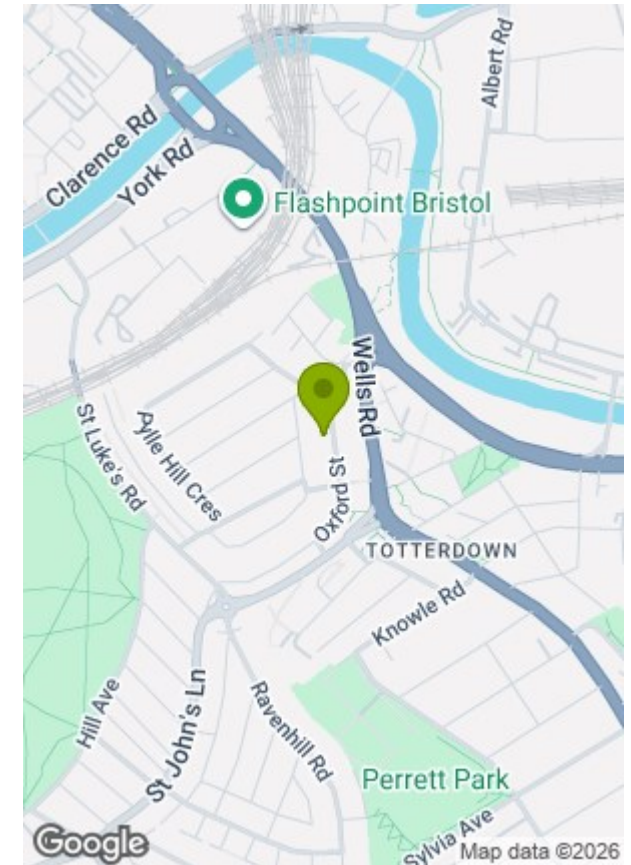


GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1457103

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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		
	70	75
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(1-20) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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