



## Oxford Street., Bristol

- Renovated Throughout
- Open Plan Kitchen/ Diner
- Victorian Terrace
- Three Bedrooms
- Downstairs WC
- Clever Design
- Freehold
- Popular Location
- No Onward Chain
- Rare To The Market

**Guide Price £425,000**

**HUNTERS®**

HERE TO GET *you* THERE

# Oxford Street., Bristol

## DESCRIPTION

Hunters BS3 are thrilled to offer to the market this recently renovated and remodelled victorian property on Oxford Street, Totterdown. Having been comprehensively refurbished by the present owners the property is sure to prove ideal for any family/ couple looking for a home ready to move in to offering no onward chain.

Internally the property affords a front reception room, complete with ceiling rose and open fireplace. The downstairs has been cleverly remodelled to include a new downstairs WC and store room. The dining room has been opened up made possible by shifting the staircase to allow the dining room to open to the kitchen. The kitchen is lovely and light thanks to the two windows and skylight, it offers contemporary units complete with built in appliances to include a fridge/ freezer and dishwasher.

Upstairs the landing is a lovely light space thanks to the skylight. There are three double bedrooms and three piece family bathroom, complete with skylight. Outside the rear garden has been laid with stone and is complete with a raised decked area & new fences all around, it faces west so it makes use of the afternoon and evening sun.

Oxford Street sits in Totterdown, just a short stroll from the pretty Victoria park & Temple meads train station, there are a range of amenities within a stones throw of the property. This particular home is sure to appeal to a wide range of buyers, so please contact Hunters to arrange an internal viewing appointment.

### TENURE

Freehold

### COUNCIL TAX BAND

B

EPC BAND - TBC - EPC has been ordered.

FIND THE PROPERTIES EXACT LOCATION USING WHAT3WORDS-

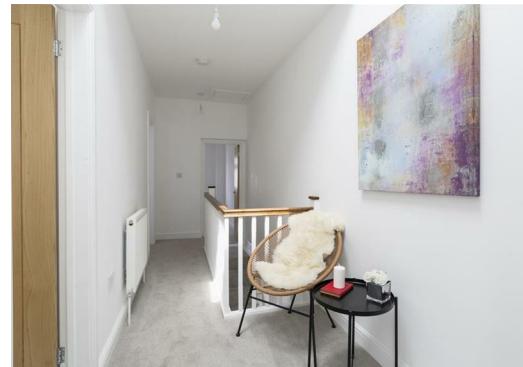
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Head to what3words website and use 'newest.camp.drop'

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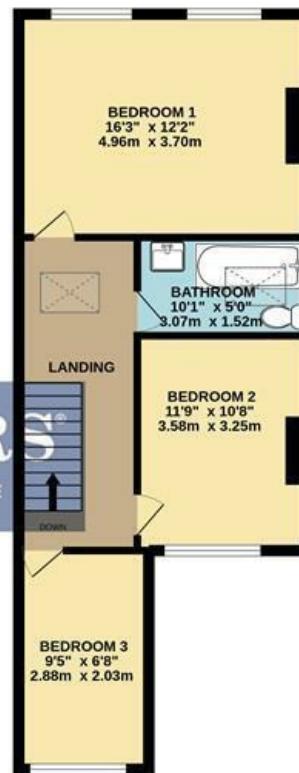
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GROUND FLOOR  
512 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



## 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.

## Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

165 East Street, Bedminster, BS3 4EJ

Tel: 0117 953 5375 Email:

bedminster@hunters.com [https://www.hunters.com](http://www.hunters.com)



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