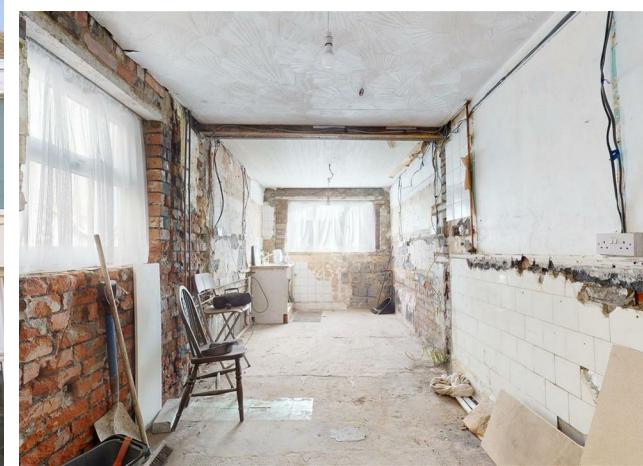




11 Temple Street, Bristol , BS3 3NF

£250,000



- **CASH BUYERS ONLY**
- Two Double Bedrooms
- Kitchen / Breakfast Room
- Enclosed Rear Garden
- Popular BS3 Location

- Period Terrace Home
- Sitting / Dining Room
- Upstairs Bathroom
- Requires Extensive Refurbishment
- Energy Rating - G

CASH BUYERS ONLY – Full Renovation Opportunity in Popular Bedminster

This period end-terrace property offers a fantastic opportunity for refurbishment in the heart of Bedminster, one of Bristol's most sought-after areas. Requiring extensive modernisation, the home is ideal for investors or those looking to take on a project with great potential.

The accommodation comprises a welcoming entrance hall, a spacious through sitting/dining room, and a kitchen/breakfast room on the ground floor. Upstairs, there are two generous double bedrooms, a family bathroom, and a separate W.C.

To the rear, you'll find an enclosed garden in need of landscaping, providing space to create a private outdoor retreat.

Please note: This property is available to cash buyers only due to the level of work required.

This popular part of BS3 is a 15 minute walk to North Street with its many popular independent shops, cafes, and restaurants, whilst Wapping Wharf and Bristol's historic Harbourside are a 30 / 40 minute walk. Bedminster has become one of Bristol's most sought-after areas to live due to their strong community feel and friendly neighbourhoods.

Living/Dining Room 20'10" max x 10'9" max (6.36 max x 3.30 max)

Kitchen/Breakfast Room 19'9" x 7'11" (6.04 x 2.42)

Bedroom One 14'4" max x 10'4" (4.37 max x 3.16)

Bedroom Two 10'1" x 8'7" (3.09 x 2.62)

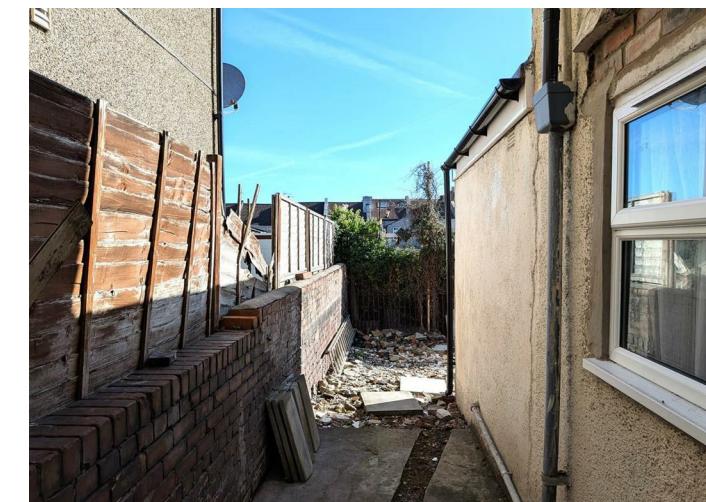
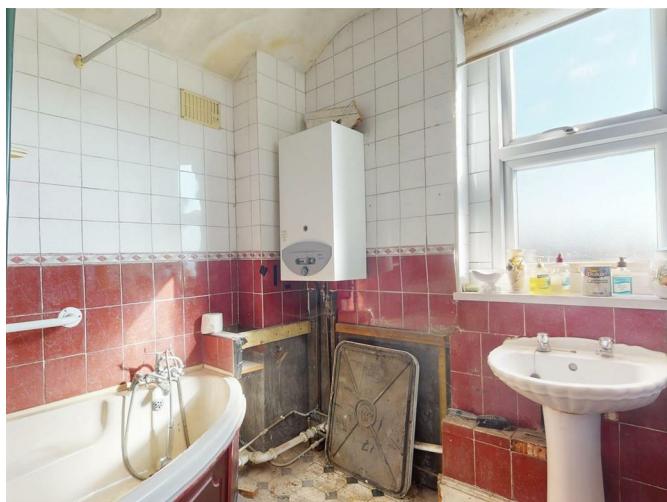
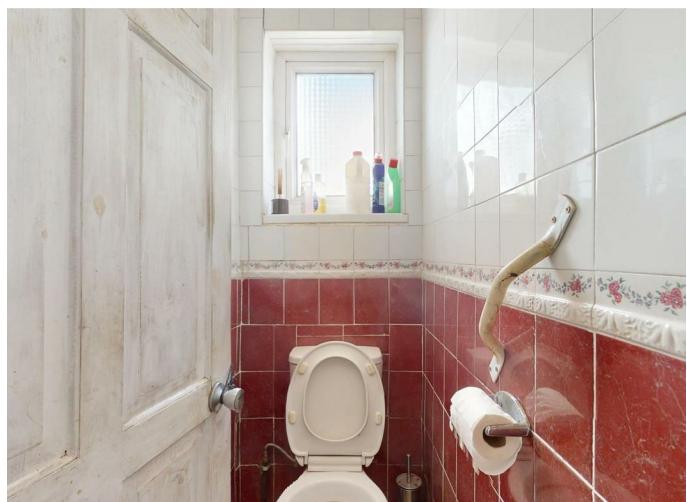
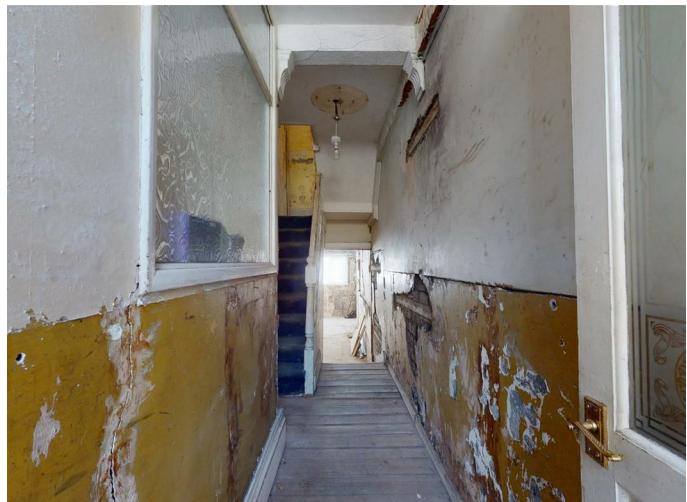
Bathroom 7'8" x 6'5" (2.34 x 1.96)

WC 4'5" x 2'5" (1.35 x 0.74)

Tenure - Freehold

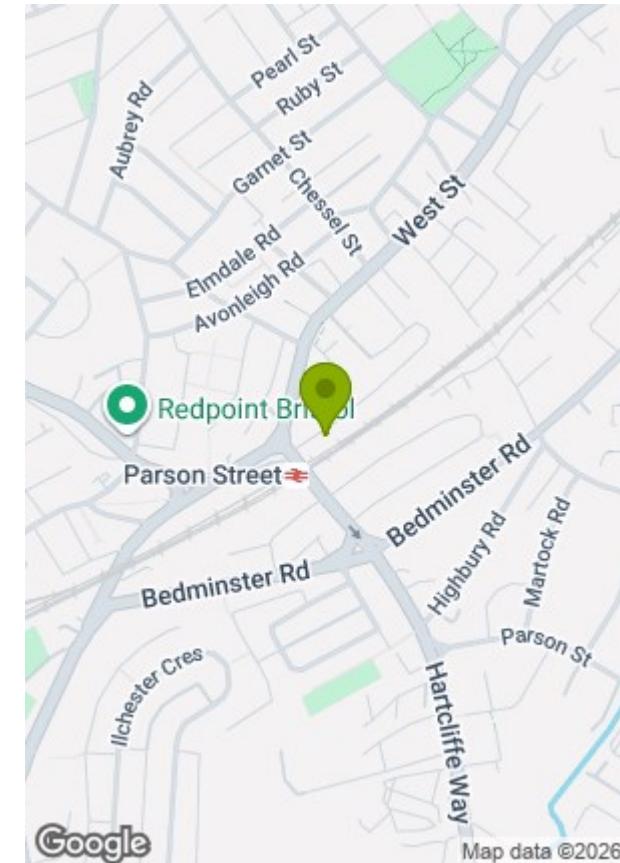
Council Tax Band - B







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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A				
(81-91)	B				
(69-80)	C				
(55-68)	D				
(39-54)	E				
(21-38)	F				
(1-20)	G	14			
Not energy efficient - higher running costs					
EU Directive 2002/91/EC					
England & Wales					

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 firms employment has the authority to make or give any representation or warranty in respect of the property.