

estate agents **auctioneers**

**hollis
morgan**



3 South Liberty Lane, Bedminster, Bristol, BS3 2SL

£200,000

A quirky freehold 1 bedroom cottage with rear garden. Cosmetic updating required throughout.

- Updating Required
- Freehold Terrace
- 1 Bed House
- Rear Garden
- Sought After Location
- No Onward Chain

The Property

A Freehold mid terraced cottage with accommodation (398 Sq Ft) arranged over two floors with ground floor reception room and kitchen plus master bedroom and bathroom on the first floor and to the rear is an enclosed garden. Sold with vacant possession.

Tenure - Freehold
Council Tax - Band A
EPC - D

The Opportunity
COTTAGE | BASIC UPDATING

The property has been let for many years and would now benefit from basic updating to create a charming 1 bedroom home or investment with garden in this sought after BS3 location. Please refer to independent rental appraisal

Location

Bedminster is a lively and popular area located in the South of Bristol. Known for its strong community spirit it's a highly sought-after location for young professionals and families alike. Bedminster has excellent transport links, with easy access to the city centre and also has its own train station, providing regular services to Bristol Temple Meads. Nearby North Street is the heart of BS3 and offers a fantastic range of independent shops, cafes, and restaurants, as well as a weekly market and several supermarkets, there are plenty of green spaces nearby, including the popular Victoria Park, which offers tennis courts, a skatepark, and a children's play area. Bedminster is also just a short distance from Bristol's city centre and Harbourside district which offer a fantastic range of shops, restaurants, and cultural attractions.

Please Note

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Approximate total area⁽¹⁾

37.03 m²
398.59 ft²

Reduced headroom

0.36 m²
3.93 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

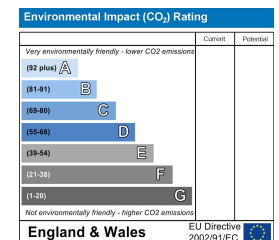
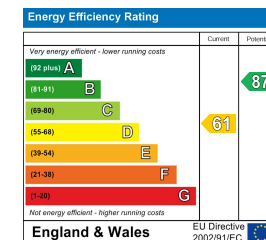
Calculations are based on RICS IPMS 3C standard.

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