

estate agents **auctioneers**

**hollis
morgan**

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

£220,000

A charming freehold terrace house in need of updating. Rear Garden. No Onward Chain.

- Freehold Cottage
- 2 Bedrooms
- Seperate Kitchen
- Rear Garden
- Updating Required

The Property

A Freehold mid terraced cottage with accommodation (543 Sq Ft) arranged over two floors with ground floor reception room, kitchen and bathroom plus two bedrooms on the first floor and to the rear is an enclosed garden. Sold with vacant possession.

Tenure - Freehold

Council Tax - Band A

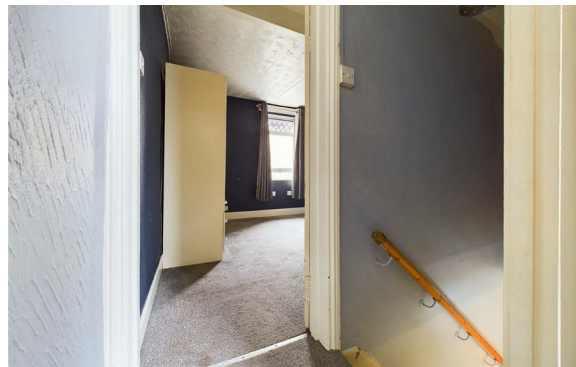
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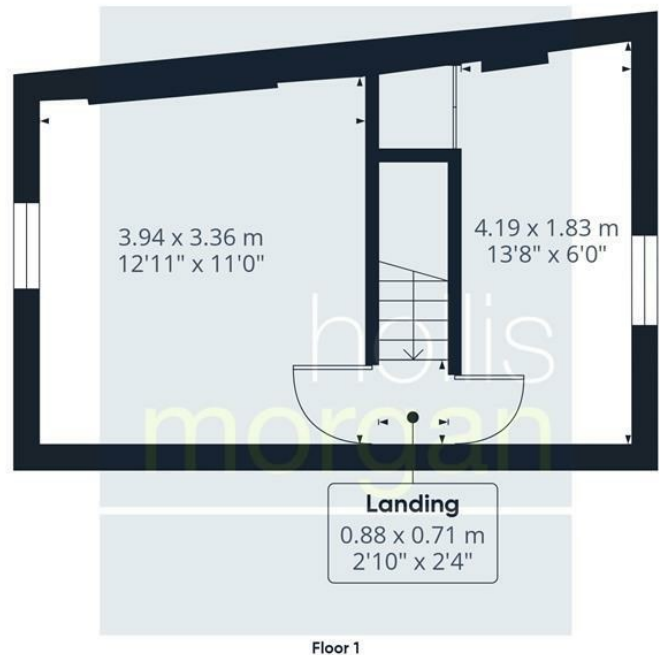
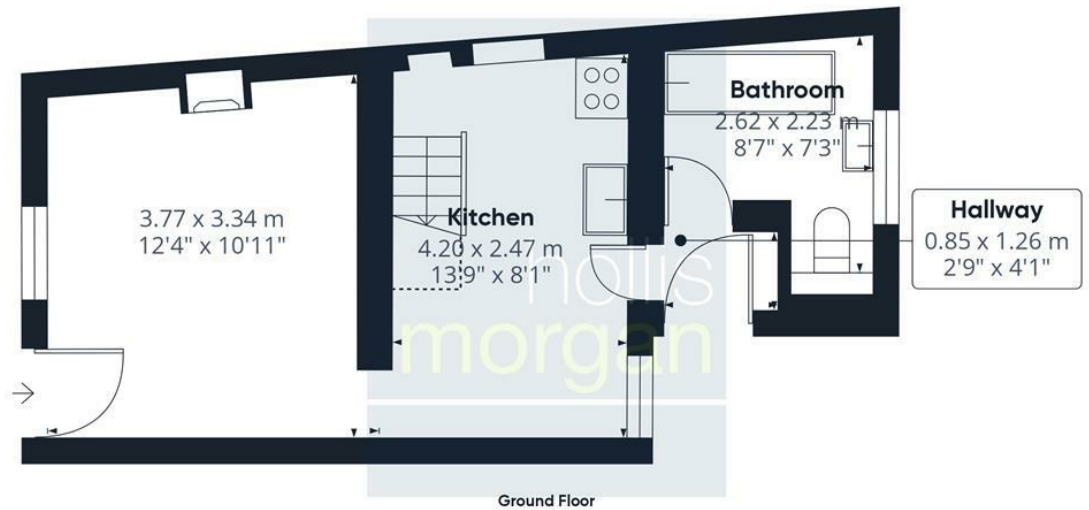
Location

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

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.





Approximate total area⁽¹⁾

50.48 m²
543.37 ft²

Reduced headroom

0.98 m²
10.51 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

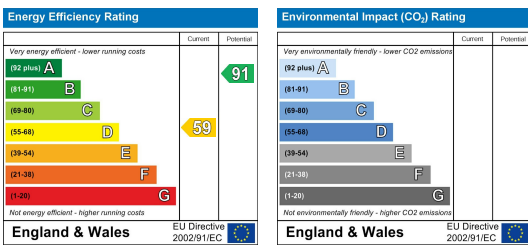
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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