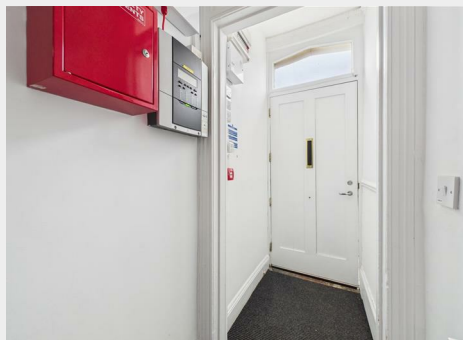
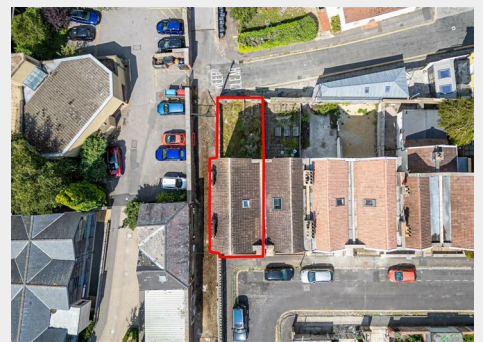


## 16 Osborne Villas, Kingsdown, Bristol, BS2 8BP

Auction Guide Price +++ £400,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 15TH OCTOBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- 4 BED | 2 BATH / 4 BED HMO ( stc )
- REAR GARDEN | BASEMENT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold 4 BED | 2 BATH PERIOD HOUSE ( 1940 Sq Ft ) with enclosed REAR GARDEN plus basement | 4 BED HMO ( stc )

# 16 Osborne Villas, Kingsdown, Bristol, BS2 8BP

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 16 Osborne Villas, Kingsdown, Bristol BS2 8BP

Lot Number 14

\*\*\* PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 \*\*\*

The Live Online Auction is on Wednesday 15th October 2025 @ 12:00 Noon  
Registration Deadline is on Friday 10th October 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process - please visit the Hollis Morgan auction website and click "REGISTER TO BID"

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £400,000 - £500,000 for this lot.

### THE PROPERTY

An imposing Freehold end of terrace period property with accommodation ( 1940 Sq Ft ) arranged over 4 floors with an enclosed walled rear garden. The accommodation comprises a reception and separate kitchen on the ground floor plus 4 bedrooms and 3 bathrooms on the upper floors with further potential accommodation in the lower ground floor.  
We are advised sold with vacant possession

Tenure - Freehold

Council Tax - E

EPC - E

### THE OPPORTUNITY

PERIOD HOUSE

A Freehold period house with garden in good decorative order in this sought after location to suit both owner occupiers and investors.  
There is a large basement area suitable for development stc.  
Please refer to independent rental appraisal.

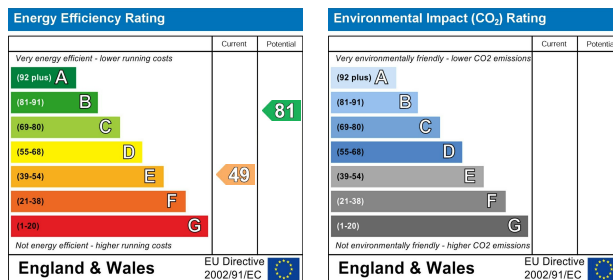
HMO | INVESTMENT

The property has been used continuously as student accommodation for 4 tenants since at least 2018 and is managed by the University of Bristol under the Universities UK (UUK) Code of Practice. As such, it does not require an HMO licence from Bristol City Council.  
Tenancies are issued to individual students and all tenants have access to shared communal facilities. The property is operated in accordance with the standards set out in the UUK Code, which exempts participating educational institutions from mandatory HMO licensing under the Housing Act 2004.  
Evidence of historic use, including AST tenancy agreements and council tax documentation, is available in the online legal pack. Interested parties should make their own enquiries with Bristol City Council regarding any future use of the property.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

**hollis  
morgan**

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## Auction Property Details Disclaimer

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.

Please refer to our website for further details.