

10 Osborne Villas, Kingsdown, Bristol, BS2 8BP

Auction Guide Price +++ £385,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH NOVEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- 3 BED | 2 BATH or 4 BED HMO (stc)
- REAR GARDEN | BASEMENT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – A Freehold PERIOD TERRACED HOUSE (1146 Sq Ft) arranged as 3 BED | 2 BATH with enclosed REAR GARDEN plus BASEMENT | 4 BED HMO (stc)

10 Osborne Villas, Kingsdown, Bristol, BS2 8BP

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 10 Osborne Villas, Kingsdown, Bristol BS2 8BP

Lot Number TBC

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

The Live Online Auction is on Wednesday 19th November 2025 @ 12:00

Noon

Registration Deadline is on Friday 14th November 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"

THE PROPERTY

A Freehold mid terraced period house with accommodation (1146 Sq Ft) arranged over 2 floors with an enclosed walled rear garden.

The accommodation is currently arranged on the ground floor as a reception room and bedroom with kitchen to rear plus 3 bedrooms and a bathroom on the first floor.

The basement has been converted and has a WC.

Sold with vacant possession

Tenure - Freehold

Council Tax - D

EPC - D

THE OPPORTUNITY

PERIOD HOUSE

A Freehold 3 bedroom | 2 Reception period house with walled garden, offered in good decorative order, in this sought after location to suit both owner occupiers and investors.

Please refer to independent rental appraisal.

BASEMENT | EXTRA ACCOMMODATION

The basement area offers scope for further accommodation and bathrooms. Subject to consents.

HMO | INVESTMENT

The property has been used continuously as staff accommodation for up to 4 tenants since at least 2018 and is managed by the University of Bristol.

As such, Bristol City Council have confirmed it does not require an HMO licence from council.

Tenancies are issued to individual staff members and all tenants have access to shared communal facilities.

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.

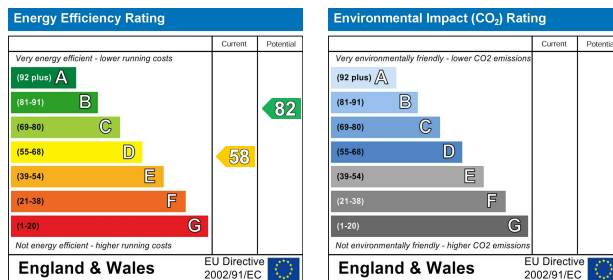
3 ADJACENT PROPERTIES | 9, 10 & 11 OV

Interested parties should note that there are 3 adjacent properties (offered as separate lots) in this catalogue which may offer a range of added opportunities.

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.