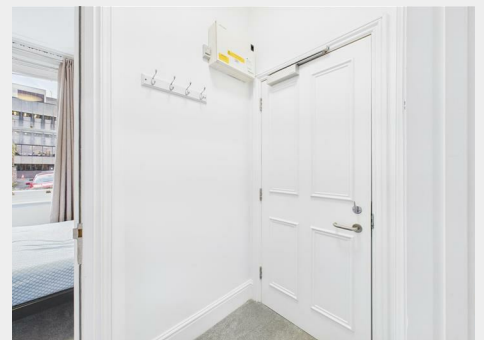


1, Osborne Villas, Kingsdown, Bristol, BS2 8BP

Auction Guide Price +++ £385,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD PERIOD PROPERTY
- 2 X 1 BED FLATS
- VACANT | BASEMENT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold END OF TERRACE PERIOD PROPERTY (1229 Sq Ft) arranged as 2 X 1 BEDROOM FLATS | Vacant plus LARGE BASEMENT.

1, Osborne Villas, Kingsdown, Bristol, BS2 8BP

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 1 Osborne Villas, Kingsdown, Bristol, BS2 8BP

Lot Number TBC

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00 Noon
Registration Deadline is on Friday 6th February 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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”

PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

THE PROPERTY

A Freehold end of terrace period property arranged as 2 self contained 1 bedroom flats with additional basement.
Sold with vacant possession

Hall Floor Flat - 513 Sq Ft | Reception | Kitchen | Bedroom | Bathroom | Garden
First Floor Flat - 411 Sq Ft | Reception | Kitchen | Bedroom | Bathroom
Basement - 305 Sq Ft

Tenure - Freehold
Council Tax - B | B
EPC - D | E

THE OPPORTUNITY

FREEHOLD BLOCK OF FLATS

Both flats have been let for a number of years (now vacant) and offered in good decorative order, in this sought after location to suit both break up and investors.
Please refer to independent rental appraisals.

BASEMENT | DEVELOPMENT STC

The basement area may offer scope for development for either an additional unit or to incorporate into the hall floor flat.
Subject to gaining the necessary consents.

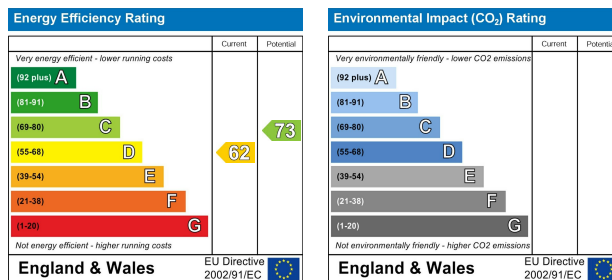
LOCATION

Osborne Villas and the surrounding areas are a popular and attractive location in Kingsdown and within a short walk of the University of Bristol, BRI, the city centre and Gloucester Road.
The property is ideally suited for access to Whiteladies Road and its stylish bars, restaurants and cinema, Gloucester Road with its vibrant independent shops, bars and restaurants and the city centre close by with its array of business, educational, leisure, shopping and entertainment facilities, including the impressive Cabot Circus complex. Local bus routes are located within a short walking distance whilst Redland train station is only 1/4 mile.

Floor plan



EPC Chart



9 Waterloo Street
Clifton
Bristol
BS8 4BT

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morgan**

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Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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.