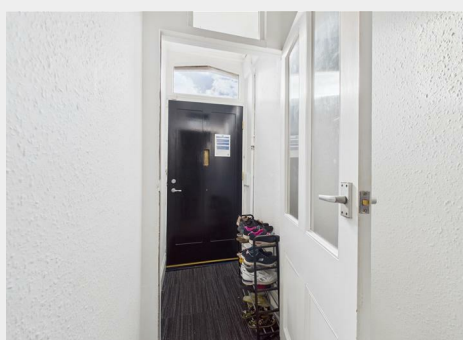


## 7 Osborne Villas, Kingsdown, Bristol, BS2 8BP

Auction Guide Price +++ £385,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 10TH DECEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- DECEMBER LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- 2 BED | 2 REC HOUSE
- REAR GARDEN | BASEMENT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Freehold TERRACED PERIOD HOUSE ( 1186 Sq Ft ) arranged as 2 BED | 2 REC with enclosed REAR GARDEN plus basement

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

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 7 Osborne Villas, Kingsdown, Bristol BS2 8BP

Lot Number 4

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

The Live Online Auction is on Wednesday 10th December 2025 @ 12:00

Noon

Registration Deadline is on Friday 5th December 2025 @ 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 mid terraced period house with accommodation (1186 Sq Ft) arranged over 2 floors with an enclosed walled rear garden.

The accommodation is currently arranged on the ground floor as 2 reception rooms and kitchen at the rear and 2 bedrooms and a bathroom plus WC on the first floor.

In addition there is a large undeveloped basement area.

Sold with vacant possession.

Tenure - Freehold

Council Tax - D

EPC - D

### THE OPPORTUNITY

PERIOD HOUSE

A Freehold 2 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.

### LOCATION

Osborne Villas and the surrounding areas is 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.

### SOLICITORS & COMPLETION

Kate Davies & Tristan Williams

Burges Salmon

0117 3076476

Kate.Davies@burges-salmon.com | Tristan.Williams@burges-salmon.com

<https://www.burges-salmon.com/>

### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

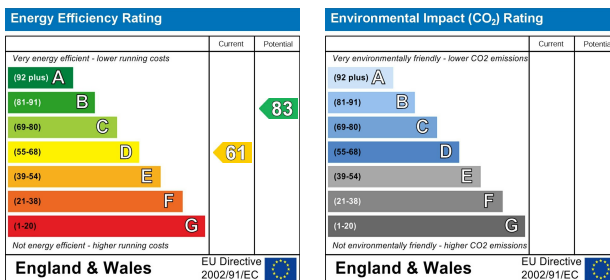
Hollis Morgan Property Limited, registered in England, registered 7275716.

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

## Floor plan



## EPC Chart



## 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.