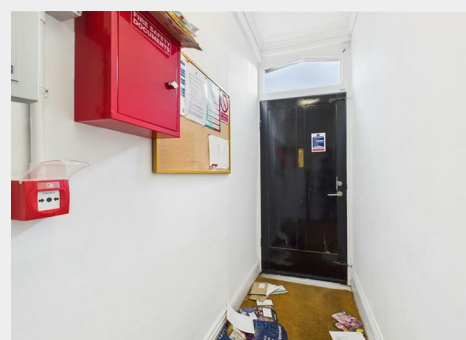


## 2 Osborne Villas, Kingsdown, Bristol, BS2 8BP

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 PERIOD PROPERTY ( 1196 Sq Ft ) arranged as 2 X 1 BEDROOM FLATS | Vacant plus LARGE BASEMENT.

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

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 2 Osborne Villas, Kingsdown, Bristol BS2 8BP

Lot Number 18

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 mid terrace period property arranged as 2 self contained 1 bedroom flats with additional basement.  
Sold with vacant possession

Hall Floor Flat - 514 Sq Ft | Reception | Kitchen | Bedroom | Bathroom | Garden  
First Floor Flat - 390 Sq Ft | Reception | Kitchen | Bedroom | Bathroom  
Basement - 292 Sq Ft

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

### 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.

### RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

2, Osborne Villas - £1300pcm - £1400pcm per 1 bed flat.

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

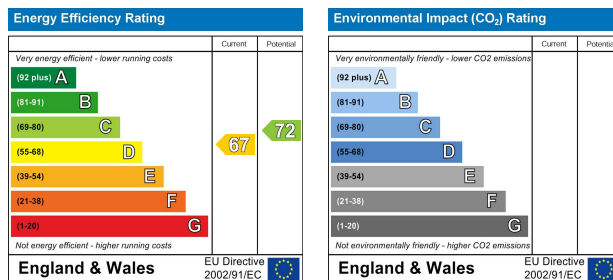
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www.hollismorgan.co.uk

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.