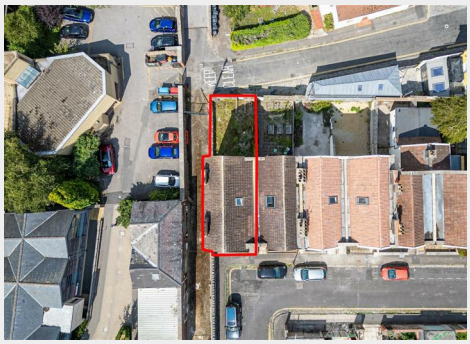
16 Osborne Villas, Kingsdown, Bristol, BS2 8BP

Auction Guide Price +++ £400,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 15TH OCTOBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- 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 TBC

The Live Online Auction is on Wednesday 15th October 2025 @ 17:30
Registration Deadline is on Monday 13th 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.
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.

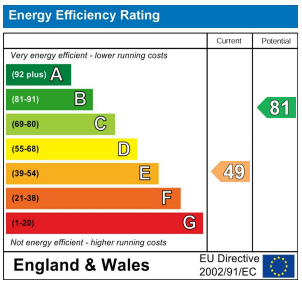
HMO | INVESTMENT

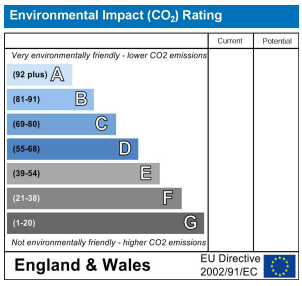
The property has been used as an HMO since before 2018 for 4 tenants on behalf of Bristol University.
The Housing Act 2004 introduced licensing for houses of multiple occupations (HMOs) in England and Wales.
Universities are exempt from licensing provided they sign up to an approved code of practice.
Please refer to the online legal pack for evidence of AST tenancy agreements and council tax bills to provide evidence of historic use.
Interested parties will need to make their own investigations with BCC with regards future HMO use.

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.

Floor plan

EPC Chart





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Auction Property Details Disclaimer

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