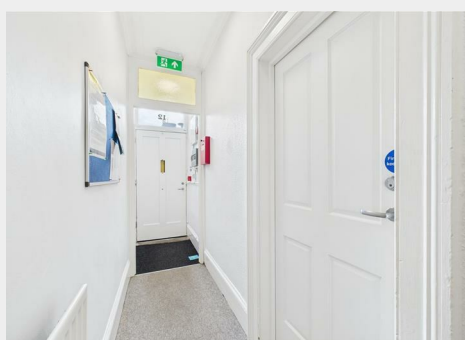


## 12, Osborne Villas, Kingsdown, Bristol, BS2 8BP

Auction Guide Price +++ £385,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 10TH DECEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- DECEMBER LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- 4 BED | 2 REC / 4 BED HMO ( stc )
- REAR GARDEN | BASEMENT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Freehold TERRACED PERIOD HOUSE ( 1310 Sq Ft ) arranged as 4 BED | 2 REC with enclosed REAR GARDEN plus basement | 4 BED HMO ( stc )

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

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 12 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 (1310 Sq Ft) arranged over 2 floors with an enclosed walled rear garden.

The accommodation is currently arranged on the ground floor as a bedroom, reception room and kitchen diner at the rear and 3 bedrooms and a bathroom on the first floor.

Large undeveloped basement area.

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 | DEVELOPMENT

The basement area is unmodernised but offers scope for further accommodation. 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.

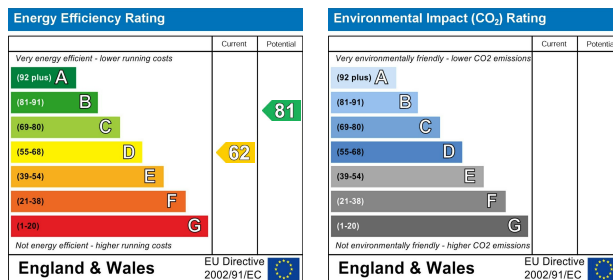
Tenancies are issued to individual staff members and all tenants have access to shared communal facilities.

Interested parties should make their own enquiries with Bristol City Council regarding any future use of the property.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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

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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.