

## 4 Osborne Road, Locksbrook, Bath, BA1 3JR

Auction Guide Price +++ £375,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND JULY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JULY LIVE ONLINE AUCTION
- PERIOD TERRACED HOUSE | VACANT
- HOME FOR COSMETIC UPDATING
- PREVIOUSLY USED AS 6 BED HMO
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – Classic PERIOD TERRACE HOUSE ( 1172 Sq Ft ) previously used as a 6 BED HMO | Family Home for COSMETIC UPDATING just 1.5 miles from Bath.

# 4 Osborne Road, Locksbrook, Bath, BA1 3JR

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 4 Osborne Road, Locksbrook, Bath BA1 3JR

Lot Number 55

The Live Online Auction is on Wednesday 22nd July 2026 @ 12:00 Noon  
Registration Deadline is on Friday 17th July 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”

### THE PROPERTY

A charming mid terraced period property with accommodation ( 1172 Sq Ft ) arranged over 3 floors with a generous rear garden in this quiet residential enclave with excellent access to the City Centre via the River Avon cycle path and Newbridge Road.

The accommodation is arranged as a house, having previously been used as an HMO with 6 flexible bedrooms and reception space.  
Sold with vacant possession.

Tenure - Leasehold  
Length of Lease - 999 years | 871 years remaining  
Council Tax - C  
EPC - E

### THE OPPORTUNITY

POTENTIAL HMO USE

The property has previously operated as a fully licenced 6 bed HMO, and was successfully let for many years.

FAMILY HOME | COSMETIC UPDATING | REAR EXTENSION

The property has been let for many years and would now benefit from cosmetic updating with scope for a fine 3 - 5 bedroom family home with flexible reception space and gardens in this sought after location.  
There is potential for a significant extension on the rear of the property with scope to create an open plan kitchen / diner with doors opening onto the rear garden.  
Subject to gaining the necessary consents.

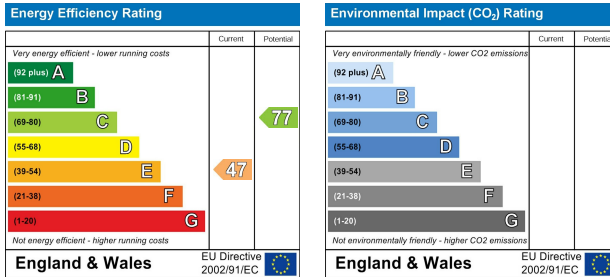
### LOCATION

Osborne Road is in the popular Locksbrook area of Bath, approx. 1.5 miles west of the City Centre and conveniently positioned near the shops and amenities of Chelsea Road. The Royal United Hospital and beautiful Royal Victoria Park are a short walk away. The River Avon cycle path provides a very pleasant route to the city centre or out to nearby countryside. There is excellent access to the A4 for Bristol and M4 at junction 18 (via Lansdown Lane) and Oldfield Park train station is within walking distance. Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities.

## Floor plan



## EPC Chart



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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.