holbrook moran estate agents

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746 Fishponds Road
Fishponds
Bristol
BS16 3UA



£325,000

4 Bedrooms

Heathcote Walk, Bristol

Holbrook Moran are delighted to present a versatile property arranged as two self-contained two-bedroom flats, held under a single freehold title. This rare opportunity offers excellent flexibility and will appeal to investors, first-time buyers looking to purchase with a friend, or restorers!

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A rare and exciting opportunity to acquire a highly versatile property occupying a generous plot in a peaceful cul-de-sac, offering exceptional flexibility and future potential.

Currently arranged as two loosely divided two-bedroom flats under a single freehold title, this unique property presents an excellent opportunity for those seeking an investment, multi-generational living, or the chance to restore the building into a substantial family home (subject to any necessary consents).

Arranged over two floors, each flat benefits from its own independent accommodation and features a bright open-plan living/kitchen area, creating a practical and sociable heart to each home. Both apartments also offer two well-proportioned bedrooms and their own bathroom facilities, providing comfortable and well-balanced layouts suitable for both owner-occupiers and tenants alike.

The property is ready to be enjoyed in its current configuration, whilst still offering purchasers the opportunity to personalise certain areas to suit their own tastes/update if desired. Occupying a generous plot, the property further benefits from a large driveway providing ample off-street parking, shared access to the rear garden, and exciting potential for future extension, subject to the necessary planning permissions.

Situated in the ever-popular BS16 area, Heathcote Walk enjoys a quiet cul-de-sac setting whilst remaining conveniently positioned for the excellent amenities of both Fishponds and Kingswood High Streets. A wide range of shops, cafés, supermarkets, schools and leisure facilities are all within easy reach, along with excellent transport links into Bristol City Centre and surrounding areas. Nearby green spaces further enhance the appeal, making this an attractive location for homeowners, investors and tenants alike.

Whether you're looking to reinstate a fantastic family home, retain the existing arrangement, or simply secure a unique property with outstanding versatility and future potential, this is a rare opportunity not to be missed.

SITUATION

Heathcote Walk enjoys a convenient position in the popular Fishponds/Hillfields area of east Bristol, offering excellent access to a wide range of everyday amenities. Nearby Fishponds Road provides a vibrant high street with supermarkets, cafés, independent shops, takeaways, banks and health services, while larger retail options can be found at Lodge Causeway and the nearby Gallagher Retail Park. Families are well served by a choice of local schools including St Joseph's Catholic Primary School, Minerva Primary Academy, Chester Park Infant School and Bristol Brunel Academy, all within close reach. For commuters, there are regular bus services from nearby Worcester Close and Heathcote Road, offering straightforward routes into Bristol city centre and surrounding districts, while rail connections are available from Stapleton Road railway station, approximately 1.9 miles away, with further services from Bristol Temple Meads and Bristol Parkway. The area also benefits from nearby parks and green spaces, making it an attractive setting for families, professionals and first-time buyers alike.

EPC Ratings:
Top Floor Flat: 72 75
Ground Floor Flat: 70 75

Tenure: Freehold





























































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Viewing by appointment only
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