



Connells

Bay Tree Close
Patchway Bristol

Bay Tree Close Patchway Bristol BS34 5EU

for sale
£270,000



Property Description

This well-positioned freehold home offers straightforward, practical living with the added benefits of a garage, conservatory and a no-nonsense layout that will appeal to first-time buyers, investors, or anyone seeking convenience in a great location.

Set within a quiet cul-de-sac, the property is simple in presentation but entirely comfortable as it stands. Buyers can move straight in and update the home gradually, making it an ideal option for those wanting affordability with clear potential to personalise over time.

Inside, the accommodation includes a cosy lounge, a fitted kitchen, and a small extension that provides valuable extra reception space and a pleasant view over the rear garden. Upstairs, there are two well-proportioned bedrooms and a family bathroom. Additional benefits include gas central heating, uPVC double glazing, an enclosed rear garden, and—rare at this price point—a garage and driveway offering secure storage and off-street parking.

The location is a major strength. Bay Tree Close enjoys excellent access to local amenities and is perfectly placed for those needing quick links to The Mall at Cribbs Causeway, with its wide range of shops, restaurants and leisure facilities. The M4 and M5 motorway networks are close by, making commuting straightforward, and major employers across North Bristol are easily reached.

Offered freehold, this is an honest home with genuine potential—combining practicality, convenience and value for money.

Entrance Hall

Stairs rising to first floor landing, door to living room.

Kitchen

Fitted kitchen with a range of eye and base level units with work surface over, oven and hob, single bowl sink unit with draining board, Window to front aspect, appliance space.

Living Room

Sliding patio door to extension. Television point, radiator, storage cupboard downstairs with power

Extension

Sliding door to rear garden. Fitted with a number of wall units. Currently used as an office. Lots of power points.

Landing

Doors to bedrooms and bathroom, access to loft, loft has lights and is partially boarded. Fitted with extending aluminum ladder.

Bedroom One

Window to rear aspect, radiator.

Bedroom Two

Boiler in large cupboard., window to front aspect. radiator

Bathroom

white bath with shower over. White toilet with double cupboard over, and basin with glass shelf over. Heated towel rail.

Outside

Garage

Fitted with power and light. Storage in the eaves. Security grills over windows. Lockable storage area alongside garage.

Front Garden

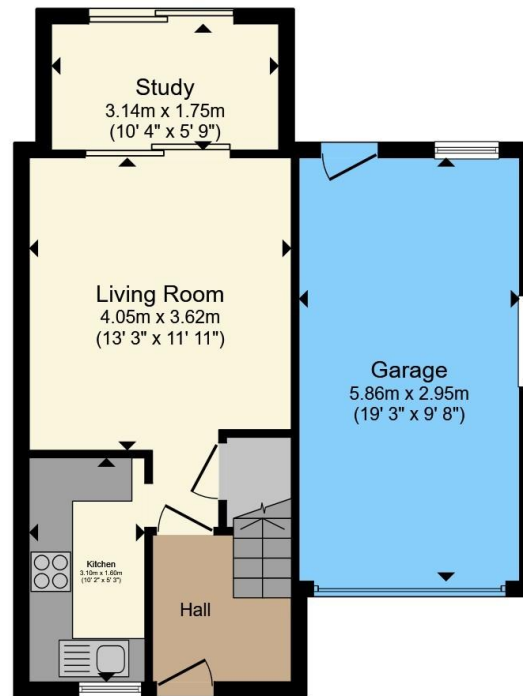
Laid with stone chippings. Driveway leading to garage with parking for 1 vehicle. Possible to park a vehicle on stone chippings.

Rear Garden

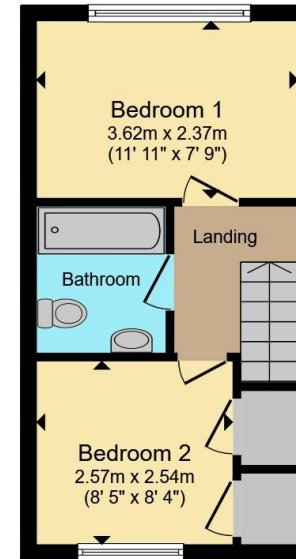
laid to crazy paving for low maintenace. Metal shed. Access to garden via rear path and garden gate.







Ground Floor



First Floor

Total floor area 76.8 m² (826 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/FIL309451



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: FIL309451 - 0011