



**HUNTERS®**  
HERE TO GET *you* THERE

7 Valley Road, Bristol, BS13 7JT

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Offers In Excess Of £360,000

Discover this well-presented three-bedroom semi-detached home on Valley Road, set in the popular and well-connected area of Bedminster Down. Offering comfortable living spaces and a welcoming layout, this property is ideal for families, first-time buyers, or anyone looking for a thoughtfully maintained home in a great location.

The bright and spacious reception room provides a comfortable setting for everyday living, whether you're relaxing or hosting friends. The modern bathroom is neatly finished and designed for convenience, offering everything you need for day-to-day comfort. The property also benefits from a garage with the rear currently being used as a 'Utility Room' with plumbing and power, as well as off-street parking for one vehicle—an appreciated advantage in this area.

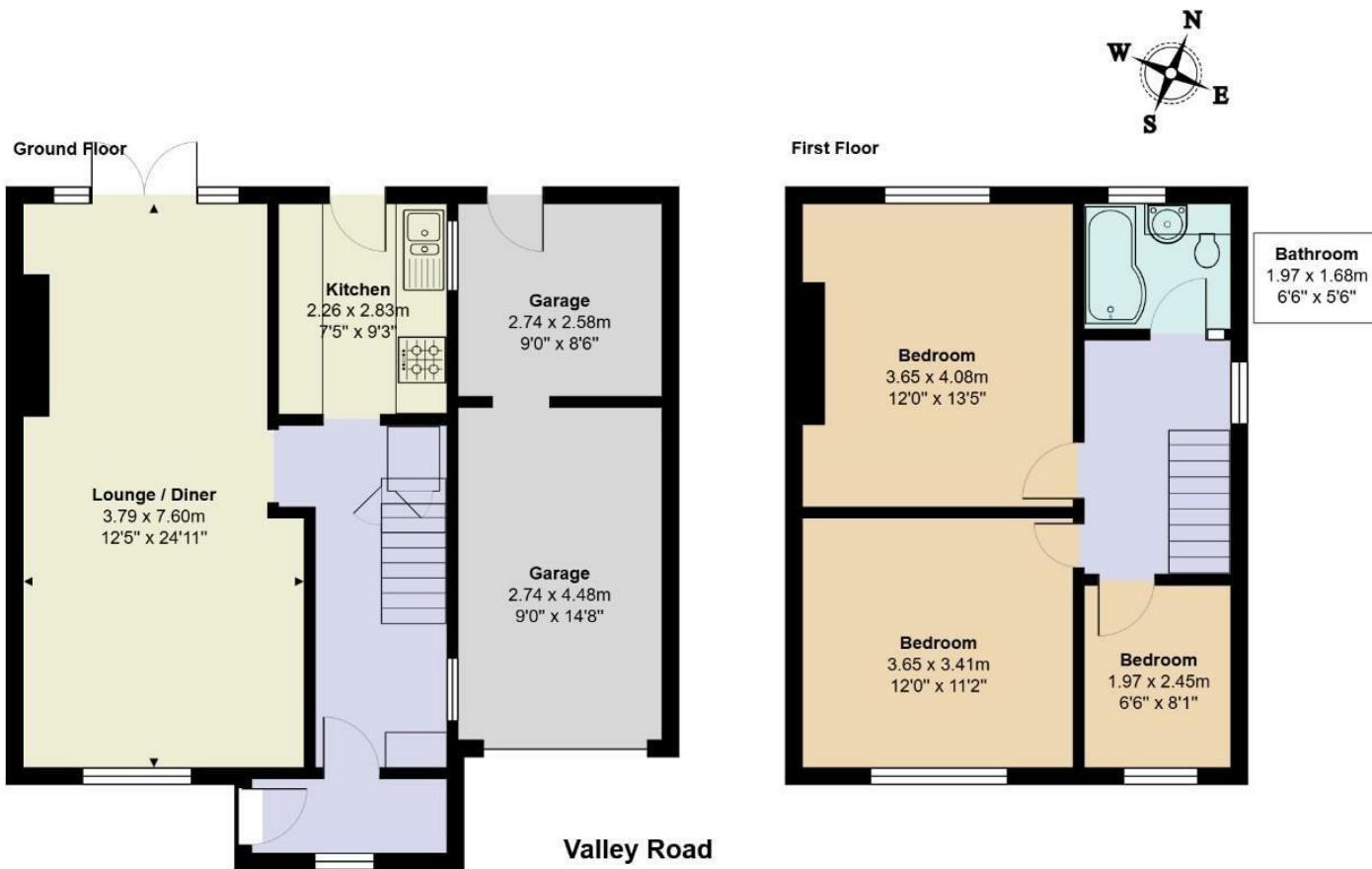
A real highlight of this home is the lovely outlook, giving you the chance to enjoy scenic views right from your living space. With excellent transport links close by, getting around is easy and stress-free. Frequent bus routes connect to the city centre and Cribbs Causeway, and Parson Street Station is conveniently located within one mile, making commuting straightforward.

Families will value the excellent primary school nearby, adding to the home's everyday practicality.

Combining a peaceful residential setting with easy access to local amenities and transport, this delightful property offers a fantastic opportunity to settle into a well-loved home in a sought-after area.

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### Valley Road

Approximate Gross Internal Area 90.4 sq m / 973 sq ft

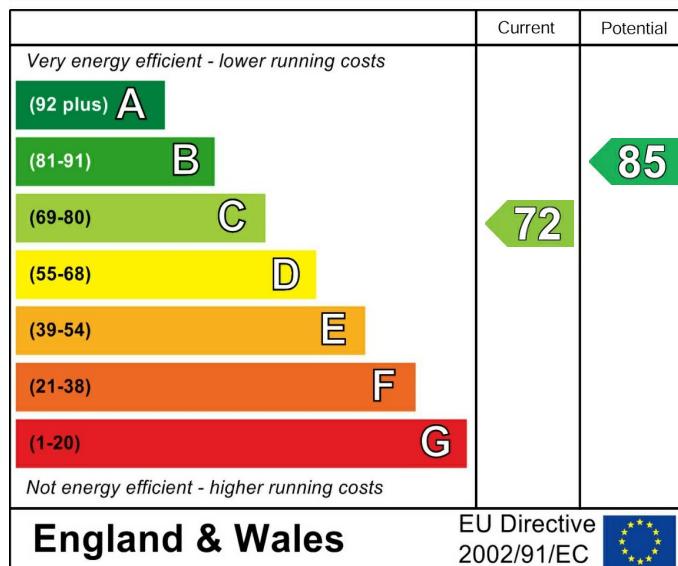
Total Area 111.4 sq m / 1199 sq ft

These floorplans are provided for guidance only and are not to scale. All measurements are approximate. Fixtures, fittings, and layout may differ. No responsibility is taken for any errors or omissions. Purchasers should rely on their own inspections and verification.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

## Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

