



**Valley Road, Bristol**  
BS13 7JT

**£300,000**



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# Valley Road, Bristol

## DESCRIPTION

Situated in a sought-after and well-connected area of Bedminster Down, Valley Road is a three-bedroom semi-detached home offered with no onward chain. The property is in need of updating, providing an excellent opportunity for buyers to put their own stamp on the property and create a home tailored to their individual taste and requirements.

The ground floor features a welcoming entrance hallway with access to the front-facing lounge, while the separate dining room is positioned to the rear. The kitchen is also located to the rear and provides access directly into the garden.

The enclosed rear garden is low maintenance and offers a pleasant outdoor space, with a door providing convenient rear access into the garage. To the front, the property benefits from off-street parking as well as the additional benefit of a garage.

Upstairs, there are three bedrooms comprising two doubles and a single bedroom, together with a shower room positioned to the rear.

This property is an ideal opportunity for first-time buyers, families or those looking for a home with scope for improvement. The accommodation, garage, parking and potential to modernise make this a home with plenty of possibilities.

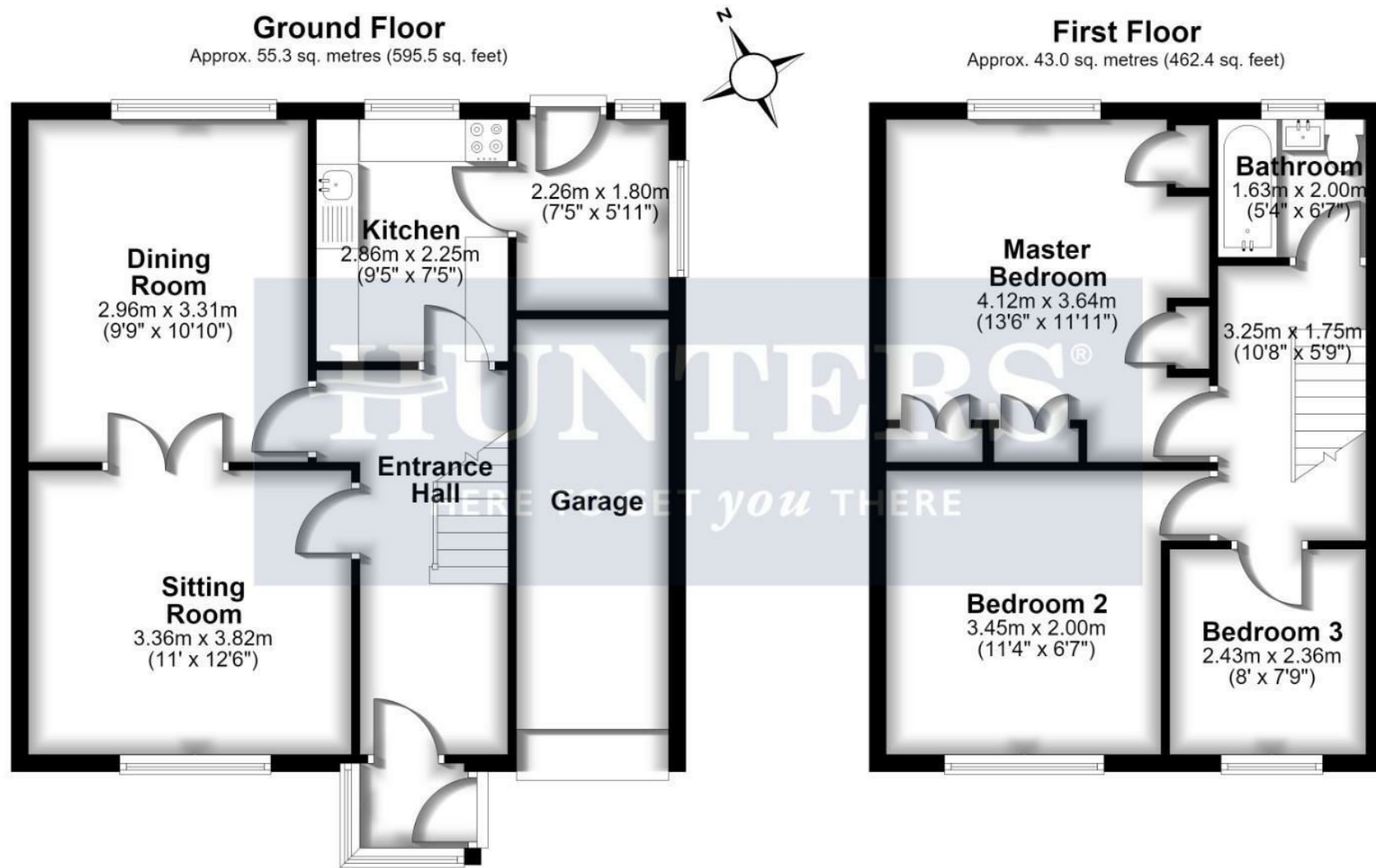
The property is situated within the popular BS13 area, with a range of local amenities, schools and everyday conveniences nearby. The surrounding area also provides access to green spaces and walking routes, including the River Malago, while nearby parks such as Manor Woods Valley offer opportunities to enjoy the outdoors. The location also provides convenient access towards Bedminster, Bristol city centre and the surrounding areas.

Offered with no onward chain, 3 Valley Road represents an exciting opportunity to acquire a three-bedroom semi-detached home and make it your own.





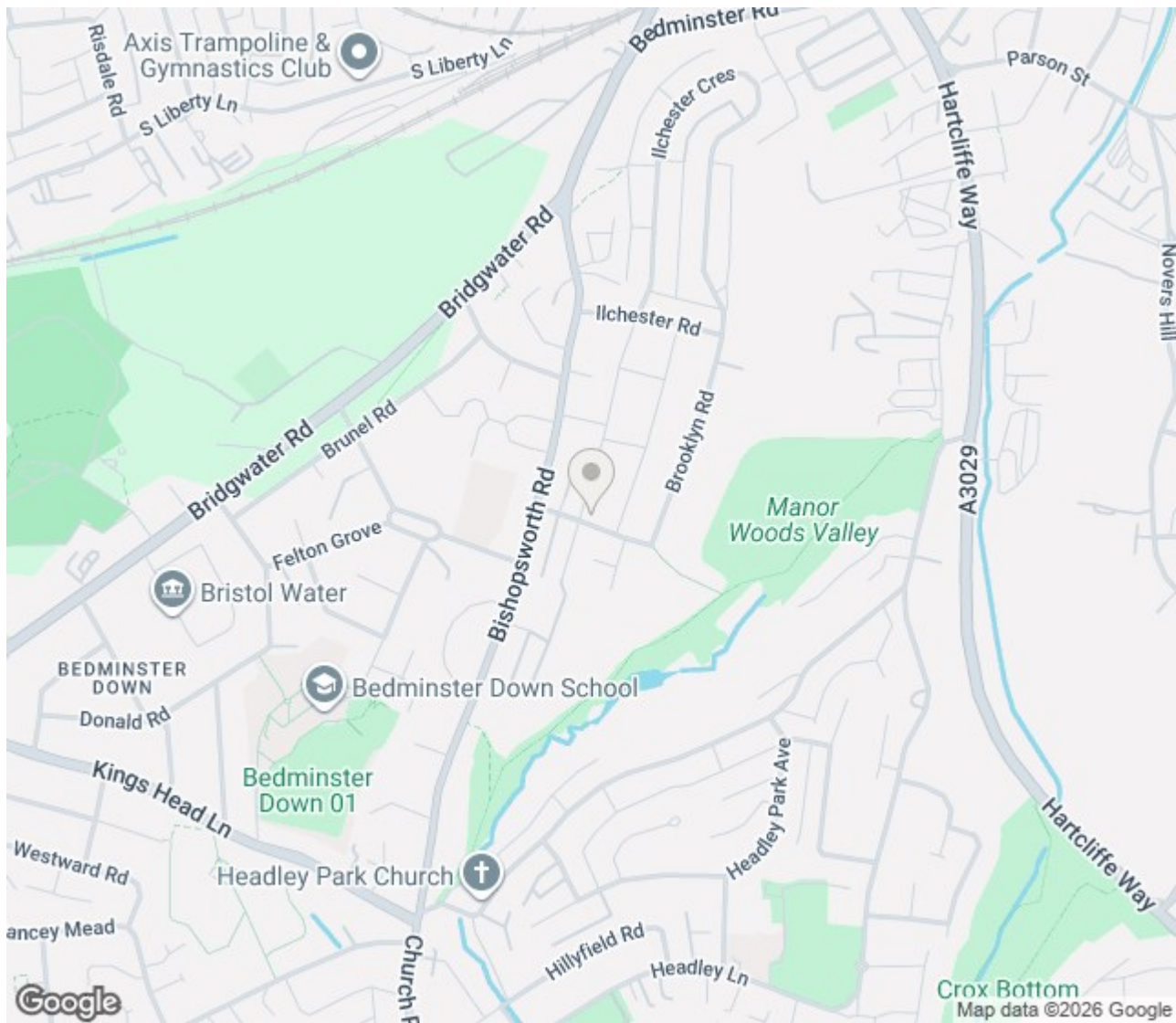




Total area: approx. 98.3 sq. metres (1057.9 sq. feet)







### Thinking of Selling?

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.

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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>77</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>46</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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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.