



Offers Over £290,000

3 Bedroom Semi-Detached House for sale
92 VICTORIA AVENUE, WORCESTER



EweMove
SALES AND LETTINGS



Overview

Ideally located with local shops, parks, and schools just minutes away, this Victorian gem is a rare find!



Key Features

- South Facing enclosed Garden & Sunken Patio
- Additional Attic Room with Dormer window
- Open Plan kitchen /Dining room
- 2 Large Double Bedrooms
- High Ceilings
- Log Burner in Dining room
- Downstairs Cloakroom
- Easy Access to M5 Junction 7
- Close to Red Hill Primary and Nunnery wood Schools
- Close to central Worcester city, Shrub Hill Railway station, Waitrose









This is a charming, modern, extended late Victorian property in the heart of Worcester with a south facing garden.

With its stunning original woodwork, high ceilings and grand bay windows, the inviting living spaces are filled with natural light. The original Victorian staircase leads you from the road into a beautiful stained-glass hallway, which is very spacious and decadent indeed. Hidden under the stairs with its' exotically carved wooden door, is the bijou cloakroom. The spacious open plan fitted kitchen and dining area, is filled with the southern sunlight. A large glass door leads into the sun room, also used as a utility room by the present owner and from there you enter the sunken patio, with its relaxing gazebo area and mature lawned garden behind.

Up the stairs to the light and airy first floor landing, you are greeted by two spacious bedrooms one of which is the master bedroom with garden facing window and the second double to the front of the house. The third bedroom is currently being used as an office but would make a substantial single bedroom.

The extension into the attic room, is via space saver stairs. This large room could be an office/playroom with its large south facing dormer it provides an invaluable flexible space for a 21st century family home.

Ideally located with local shops, parks, and schools just minutes away, this Victorian gem is a rare find! Don't miss the opportunity to call this enchanting home your own. Ewe can book now to view!



Entrance Hall

17' 0" x 5' 10" (5.20m x 1.80m)

Measured at longest

Sitting Room

13' 10" x 10' 1" (4.24m x 3.08m)

Into Bay measurement

Kitchen / Dining Room

15' 11" x 15' 2" (4.87m x 4.64m)

measure at widest

Sun Room

15' 11" x 8' 10" (4.87m x 2.70m)

WC

2' 7" x 2' 11" (0.80m x 0.90m)

Bathroom

8' 6" x 5' 10" (2.60m x 1.80m)

Bedroom 1

15' 4" x 10' 1" (4.68m x 3.08m)

measured at widest

Bedroom 2

11' 8" x 10' 1" (3.56m x 3.08m)

measured at widest

Bedroom 3

8' 4" x 5' 10" (2.55m x 1.79m)

Loft Room

15' 0" x 10' 2" (4.58m x 3.10m)

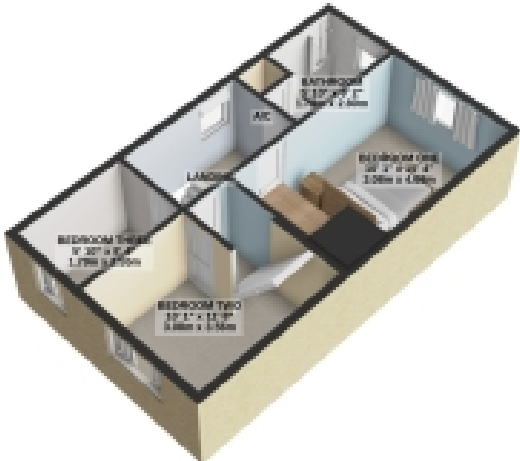
at widest, note limited headroom in areas

Floorplans

GROUND FLOOR
627 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



2ND FLOOR
140 sq.ft. (13.0 sq.m.) approx.



3 BEDROOM SEMI DETACHED & LOFT ROOM, 1 BATHROOM, SUN ROOM, SOUTH FACING GARDEN
TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Floorplans



1 BEDROOM SEMI DETACHED & LOFT ROOM, 1 BATHROOM, SUN ROOM, SOUTH FACING GARD

TOTAL FLOOR AREA : 1087sq.ft. (101.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Marketed by EweMove Worcester East

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