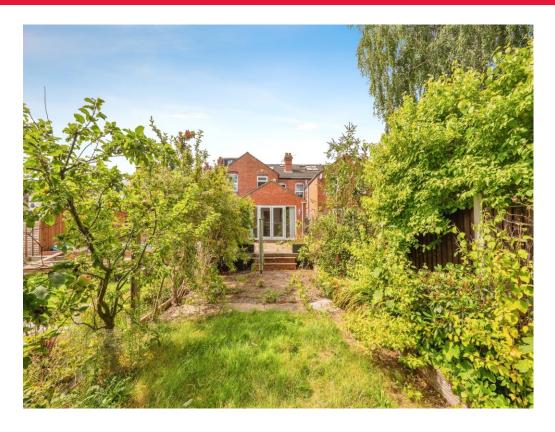


Connells

Victoria Avenue Worcester







## **Property Description**

Nestled just a stone's throw away from Worcester City Centre, this delightful 3-bedroom mid-terraced home is the perfect gem for a small family or first-time buyer. There are three reception rooms combining modern living and period features with the stylish open planned ground floor living / kitchen / dining room.

The property boasts charming bay windows with original Victorian fireplaces, really oozing charm and character.

The first floor delivers two bedrooms, one with en-suite and the family bathroom. The secondary stairs offer access to the second floor which houses the third bedroom.

## **Sitting Room**

11' 4" x 10' 1" ( 3.45m x 3.07m )

To the front of the property, feature bay window which floods the space with natural daylight. Original Victorian fireplace

## **Dining Room**

11' 1" x 13' 7" ( 3.38m x 4.14m )

Right in the heart of the property, still boasting original features and providing access to the Kitchen and Sitting Room.

# **Living Room**

11' 8" x 13' 11" ( 3.56m x 4.24m )

A new extension to the rear providing an endless feeling of space as you gaze in to the sizeable rear garden also benefiting from underfloor heating.

### Kitchen

19' 2" x 7' 5" ( 5.84m x 2.26m )

Modern fitted kitchen with built in oven, hob and extractor. Separate utility area

# Bedroom 1

11' 4" x 13' 7" ( 3.45m x 4.14m )

## Bedroom 2

11' 1" x 10' 4" ( 3.38m x 3.15m )

#### Bedroom 3

14' 4" x 13' 4" ( 4.37m x 4.06m )







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.focalagent.com

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T 01905 611 411 E worcester@connells.co.uk

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Tenure: Freehold





<sup>1.</sup> 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.

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