

# Property details approval form

21 Victoria Avenue, Worcester, Worcestershire, England, WR5 1EE

Date: 25 September 2024

Property Ref and Version: WOR314873 - 0002

Not for marketing purposes INTERNAL USE ONLY

**Got it Selling your  
home  
with us!**

## ○ Let's get your property sold!

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£280,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: D
- > End of Chain
- > Period Features
- > Close to City Centre
- > Sizeable Garden
- > NEED A MORTGAGE? We have exclusive rates and could save you money!
- > DO YOU HAVE A PROPERTY TO SELL? Call us to see how we can get you moving!

## ○ Short Description

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Mid terraced, three-bedroom property with a host of original Victorian features and substantial garden to the rear.

## ○ Long Description

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Offered for sale for the first time in over 50 years, Connells are pleased to present this delightful 3-bedroom mid-terraced home which is perfect for a small family or first time buyer, Nestled just a stone's throw away from Worcester City Centre, the property hosts an abundance of period features and as an added bonus a substantial private rear garden,

The accommodation comprises of two reception rooms, kitchen, two bathrooms and three good sized bedrooms.

Agents note - "It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Entrance Hall

Directly from the front door, the entrance hallway provides access to the sitting room, stairs to the first floor and Dining Room

### Sitting Room

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

Cited to the front of the property complete with ornate coving and picture rails. There is also gas fire and large bay window.

### Dining Room

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

In the centre of the property there is a gas fire and window to the side.

### Kitchen

14' 5" x 8' 9" ( 4.39m x 2.67m )

Complete with fitted wall and base units, sink with drainer and space for a washing machine and oven. There is also a breakfast bar and access to the garden via the rear hall.

### Bedroom 1

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

Located to the front of the property with double window, and picture rails.

### Bedroom 2

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

Double bedroom with side aspect.

### Bedroom 3

9' 1" x 13' 7" ( 2.77m x 4.14m )

Generous sized third bedroom with a rear aspect

### Bathrooms

Ground Floor shower room with separate WC.

Family bathroom on first floor with bath, WC and washbasin.

### Outside Space

The property is set back off the street and approached via a pathway through a matured shrubbed garden. To the rear there is a generous sized garden, laid to lawn with trees and a patio area. There is also a covered area to the side.

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## ○ Property Images



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## ○ Floor Plan



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](http://www.focalagent.com)

## ○ Approval

	Signature	Date
Craig McClelland		
Mrs G. Giordani		