



Connells

Victoria Avenue
Worcester



Property Description

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 Conveyance will take the necessary steps and advise you accordingly."

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.





Ground Floor

First Floor

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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EPC Rating: D

view this property online connells.co.uk/Property/WOR314873



Tenure: Freehold



1. 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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