



Connells

Victoria Avenue  
Worcester





### Property Description

Connells are pleased to present this delightful 3-bedroom end 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 compromises of two reception rooms, kitchen, two bathrooms and three good sized bedrooms.

### Ground Floor

#### **W.C**

Side facing double glazed window, ceiling light, W.C, wash hand basin and a radiator.

#### **Living Area**

10' 7" x 12' 2" ( 3.23m x 3.71m )  
Front facing double glazed window, ceiling light, radiator and a fireplace.

#### **Dining Room**

14' 7" x 11' 9" ( 4.45m x 3.58m )  
Ceiling light, radiator and a gas fireplace.

Patio doors to the lean to.

#### **Kitchen**

9' 4" x 12' 4" ( 2.84m x 3.76m )  
Side facing double glazed window, ceiling light, wall and base units, built in Smeg oven, stainless steel sink and drainer unit and an extractor.

### **Utility Room**

4' 7" x 5' 7" ( 1.40m x 1.70m )  
Rear facing double glazed window, ceiling light and a washer dryer.

### First Floor

#### **Landing**

Side facing double glazed window, two ceiling lights and a loft hatch.

#### **Bedroom One**

12' 7" x 13' 4" ( 3.84m x 4.06m )  
Two front facing double glazed windows, ceiling light, built in wardrobe, radiator and carpet flooring.

#### **Bedroom Two**

11' 4" x 12' 3" ( 3.45m x 3.73m )  
Rear facing double glazed window, ceiling light, radiator and carpet flooring.

#### **Bedroom Three**

Rear facing double glazed window, ceiling light, radiator and carpet flooring.

#### **Bathroom**

Side facing double glazed window, spotlights, bath and shower over, vanity wash hand basin and a W.C.



## Outside

### Outside Front

To the front of the property is a gate and steps leading up to the front door.

There is also on street parking.

### Outside Rear

To the rear of the property is a laid to lawn garden with a patio area. There are also shrubbery surrounds.

## Services

All main services are connected to the property.





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)

To view this property please contact Connells on

**T 01905 611 411**  
**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
 WORCESTER WR1 1DB

EPC Rating: D      Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/WOR315233](http://connells.co.uk/Property/WOR315233)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WOR315233 - 0001