



Victoria Avenue | | Worcester | WR5 1EE

£310,000



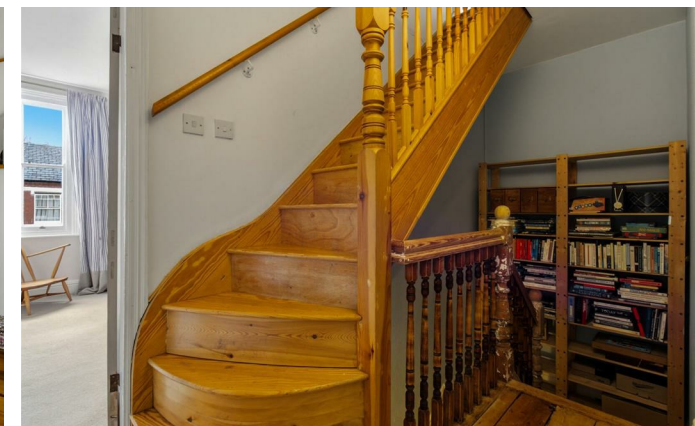
Victoria Avenue |
Worcester | WR5 1EE
£310,000

Nestled on the charming Victoria Avenue in Worcester, this delightful house offers a perfect blend of character and modern living. Built in 1910, the property boasts a generous 1,604 square feet of living space, providing ample room for families or those seeking extra space. With two inviting reception rooms, this home is ideal for entertaining guests or enjoying quiet evenings with loved ones.

The property features four well-proportioned bedrooms, ensuring comfort and privacy for all family members. The single bathroom is conveniently located, catering to the needs of a busy household.

Worcester itself is a vibrant city steeped in history, known for its stunning architecture and rich cultural heritage. Residents can enjoy a variety of local amenities, including shops, restaurants, and parks, all within easy reach. The area is well-connected, making it an excellent choice for commuters and families alike.

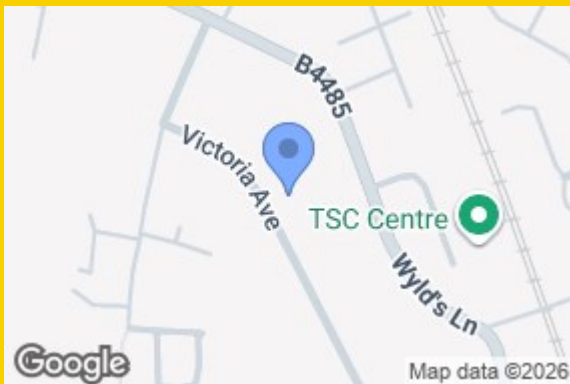
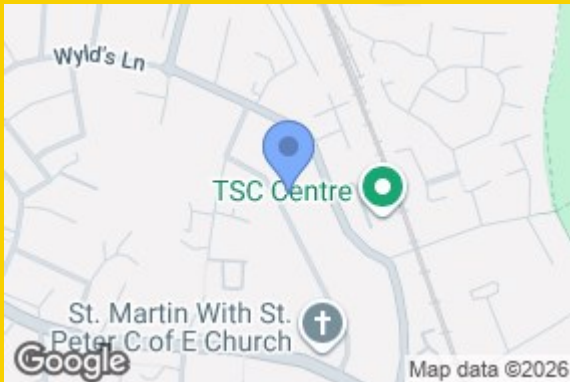
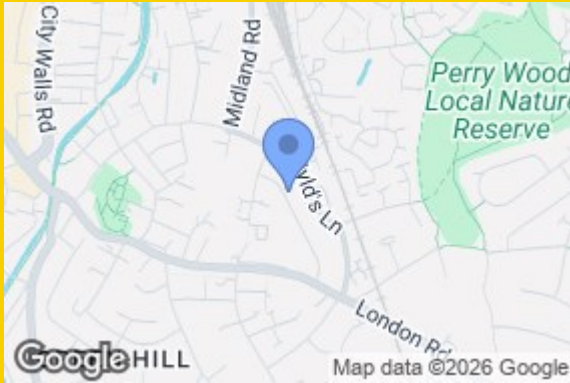
- 4 spacious bedrooms
- Charming 1910 build
- 1,604 sq ft of space
- Close to local amenities
- Viewing recommended
- 2 cosy reception rooms
- Located on Victoria Avenue
- Family-friendly Worcester area
- Ideal for families
- Classic house style



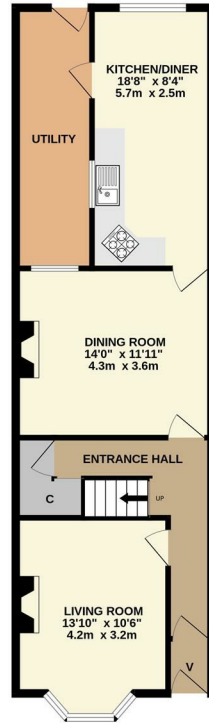








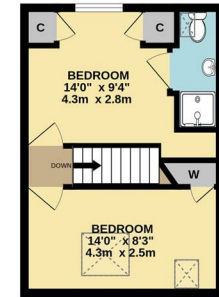
GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



2ND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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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Council Tax Band C EPC Rating E

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 51 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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