



3 Bed Terraced

Victoria Avenue | | Worcester | WR5 1ED

Offers Over £250,000

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ESTATE AGENTS

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Nestled on the charming Victoria Avenue in Worcester, this delightful house offers a perfect blend of comfort and space. With a generous area of 1,119 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere.

The house features three spacious bedrooms, providing ample accommodation for families or those seeking extra space for guests or a home office. The single bathroom is conveniently located, catering to the needs of the household with ease.

Victoria Avenue is a sought-after location, known for its friendly community and proximity to local amenities. Residents can enjoy easy access to shops, schools, and parks, making it an ideal choice for families and professionals alike.

- 3 spacious bedrooms
- 2 cosy reception rooms
- 1,119 sq ft of space
- Ideal family home
- Great transport links
- 1 modern bathroom
- House on Victoria Avenue
- Close to Worcester amenities
- Viewing recommended
- Quiet residential area

Hallway

A welcoming hallway features period details such as a wooden staircase with white balustrades and warm wooden flooring that extends throughout the ground floor. Neutral walls provide a calm backdrop, creating a bright and inviting entrance space.





Living Room

11'9" x 10'4" (3.6m x 3.1m)

The living room is a charming space with a bay window dressed in white shutters, allowing plenty of natural light to fill the room. It centres around an elegant fireplace with decorative tiles, flanked by built-in shelving and cupboards that add practical storage. The wooden floorboards complement the neutral walls, giving the room a cosy and inviting atmosphere.

Dining Room

13'9" x 11'7" (4.2m x 3.5m)

The dining room offers a spacious area for entertaining and family meals, featuring a traditional fireplace with a mirror above and a wooden floor that adds character and warmth. A doorway leads through to the kitchen, while a window overlooks the rear garden, filling the room with natural light.

Kitchen

10'11" x 7'4" (3.3m x 2.2m)

A well-appointed kitchen fitted with light wood cabinetry contrasts with dark worktops and a tiled splashback, combining practicality with a fresh, modern feel. The space includes an integrated oven and gas hob, a stainless steel sink beneath a window overlooking the garden, and tiled flooring that provides durability. There is also space for a washing machine, with a door at the rear opening to a small courtyard area.

Landing

At the top of the stairs, the landing is bright and airy with neutral decor and carpeted flooring. It provides access to all bedrooms and the bathroom, with a large decorative mirror adding charm to the space.





Bedroom 1

13'9" x 11'9" (4.2m x 3.6m)

The largest bedroom is a restful retreat with two large windows that bring in plenty of light. It features a charming fireplace, built-in wardrobes, and a soft carpet underfoot, creating a peaceful and comfortable space for rest.

Bedroom 2

11'7" x 10'8" (3.5m x 3.3m)

A generously sized second bedroom offers a bright and airy space with large window views, neutral carpeted flooring and walls. The room retains a traditional fireplace, adding character and warmth.

Bedroom 3

10'11" x 7'4" (3.3m x 2.2m)

This well-proportioned bedroom is perfect as a nursery or guest room with carpeted floors and soft painted walls. A window provides garden views, while a traditional fireplace adds a charming touch to the space.

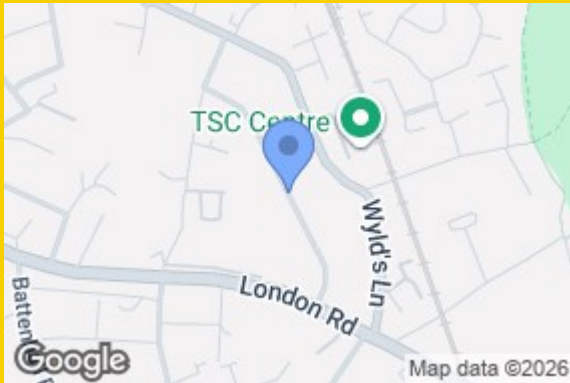
Bathroom

The bathroom is neatly presented with a tiled floor and walls in neutral tones, featuring a white suite including a bath with an overhead shower, pedestal basin, and toilet. A frosted window allows natural light while maintaining privacy.

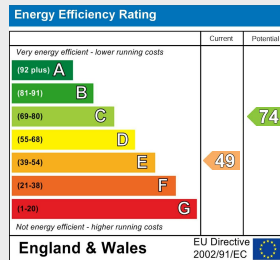
Rear Garden

The rear garden is a generous outdoor space with a paved pathway leading to a large wooden shed. It is mostly laid to lawn and bordered by hedges, offering a private and sunny place to relax or entertain. A small paved courtyard area adjacent to the kitchen provides a handy spot for outdoor seating or storage.





Council Tax Band **B** EPC Rating **E**



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