



74 Victoria Avenue

Worcester, WR5 1ED

Andrew Grant

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3 Bedrooms 2 Bathrooms 2 Reception Rooms

End of terrace period home offering three double bedrooms, two reception rooms and a generous rear garden with powered outbuilding, set within a Worcester location.

- End of terrace period property arranged over two floors with three double bedrooms and two reception rooms
- Freshly decorated throughout and scope to extend into the loft subject to permissions.
- Rear garden with patio seating area leading onto a lawn.
- Brick outbuilding with electric supply, fully plastered interior and external sockets.
- Established Worcester location with access to amenities, schools and transport links.

This end of terrace period property is presented in good overall condition and offers well balanced accommodation suited to a range of buyers. The ground floor provides two reception rooms, a functional kitchen and a shower room, while the first floor hosts three genuine double bedrooms and a family bathroom. Fresh decoration throughout gives the house a clean and ready to use feel. Outside, the rear garden is arranged with a patio leading onto lawn and a brick outbuilding with power and a plastered finish, adding useful flexibility. Located on Victoria Avenue, the property sits within easy reach of local amenities, schools, transport links and Worcester city centre.

1405 sq ft (130.6 sq m)





The kitchen

The kitchen is arranged in a practical galley layout that makes efficient use of the available space. A run of fitted units on both sides provides ample storage and preparation areas, with work surfaces extending the full length of the room. There is space for essential appliances and direct access through to the adjoining utility area and garden. The layout is well suited to regular use, offering a clear and purposeful setting for cooking and household routines.



The living room

Located to the front of the property, the living room provides a well proportioned setting for everyday use and relaxation. A bay window defines the space and allows ample daylight to filter through, while the room layout comfortably accommodates a central seating arrangement around the electric fireplace. This room offers a welcoming focal point on the ground floor, suited to both quiet evenings and social use.



The sitting room

The sitting room offers a distinct second space that adds flexibility to the ground floor layout. The room centres around an electric fireplace, creating a clear focal point and a comfortable setting for everyday use. Its position makes it an adaptable room suited to relaxation, dining or informal gatherings.





The shower room

Located on the ground floor, the shower room provides a practical facility for everyday use. The space is arranged with a shower enclosure, wash basin and WC, offering a straightforward and efficient layout. Positioned to serve the main living areas, this room adds convenience to the ground floor and supports flexible household living.



The primary bedroom

Situated on the first floor, the primary bedroom offers a generous and well balanced space suited to everyday use. The room comfortably supports a full bedroom layout while retaining clear floor area, with a window to the front elevation and a decorative fireplace providing a strong focal point.



The second and third bedrooms

The second bedroom offers a flexible space that can comfortably accommodate a double bed arrangement. Its proportions allow for practical furniture placement, while a bank of built-in wardrobes provide excellent storage solutions. The third bedroom provides a versatile room suited to a range of uses, such as a home office, further family bedroom or guest room.





The bathroom

The family bathroom is arranged to serve the first-floor accommodation. The layout includes a bath with shower attachment, wash basin and WC, providing a practical and well organised space. Its position ensures convenient access from all three bedrooms, completing the first floor accommodation.



The garden

The rear garden is arranged with a patio seating area that leads directly onto a lawn, creating a practical and well defined outdoor space. Enclosed boundaries provide a good level of privacy, while a central pathway runs through the garden to the brick outbuilding positioned at the rear, featuring electricity and outside sockets. The layout supports a range of everyday uses, offering clear areas for outdoor seating, play and general enjoyment.



Location

74 Victoria Avenue is situated within a well established residential area to the south of Worcester city centre. Worcester is a vibrant cathedral city situated on the banks of the River Severn, combining rich history with modern convenience. The city centre offers an excellent range of amenities, including high street and independent shops, restaurants, cafés, and leisure facilities, alongside cultural attractions such as Worcester Cathedral, The Hive library, and the Swan Theatre.

For families, Worcester is particularly appealing, with a wide choice of well-regarded schools in both the state and independent sectors, including The King's School, RGS Worcester, and a number of popular primary and secondary schools rated highly by Ofsted. The University of Worcester also adds to the city's lively and welcoming atmosphere.

Worcester is served by three railway stations, Worcester Foregate Street, Shrub Hill, and the newer Worcestershire Parkway, which provide direct services to Birmingham, Cheltenham, Oxford, Bristol, and London Paddington. The M5 motorway is easily accessible, connecting to the wider Midlands and beyond, while Birmingham International Airport is within an hour's drive.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax for this property is Band C





Victoria Avenue

Approximate Gross Internal Area
Ground Floor = 58.7 sq m / 632 sq ft
First Floor = 56.9 sq m / 612 sq ft
Outbuilding = 15.0 sq m / 161 sq ft
Total = 130.6 sq m / 1405 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



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