



Victoria Avenue, £237,500

- Four Bedrooms
- Detached
- Close to local amenities
- Three Reception Rooms
- Council Tax Band E
- EPC Rating: E



 4  2  3



About the property

This spacious four-bedroom property offers excellent potential for improvement and is ideal for buyers looking to put their own stamp on a home.

The ground floor comprises two well-sized reception rooms, offering flexible living and entertaining space, along with a separate study that could suit home working. The kitchen provides a practical layout, with an adjoining utility room for added convenience. A ground floor shower room completes the accommodation, though the property would benefit from modernisation throughout.

Upstairs, the first floor features four bedrooms, all of good proportions, alongside a family bathroom. Each room enjoys plenty of natural light, enhancing the sense of space, though cosmetic updating is required.

Externally, the property benefits from a private rear garden, offering great potential for landscaping or outdoor entertaining. To the front, on-street parking is available.

Situated in a highly sought-after area, the property enjoys close proximity to local amenities, schools, and transport links. This is a fantastic opportunity to acquire a generously sized home with plenty of natural light in a desirable location, offering strong potential for refurbishment and value enhancement.



Accommodation

Entrance Hall

Living Room

14' 10" x 12' 11" (4.52m x 3.94m)

Dining Room

13' 5" x 11' 11" (4.09m x 3.63m)

Study

12' x 10' 8" (3.66m x 3.25m)

Kitchen

12' 11" x 7' 3" (3.94m x 2.21m)

Utility

6' 5" x 6' 5" (1.96m x 1.96m)

Shower Room

6' 4" x 5' 8" (1.93m x 1.73m)

Landing

Bedroom 1

13' 1" x 12' 9" (3.99m x 3.89m)

Bedroom 2

13' 1" x 8' 6" (3.99m x 2.59m)

Bedroom 3

12' 10" x 8' 3" (3.91m x 2.51m)

Bedroom 4

9' 8" x 8' 8" (2.95m x 2.64m)

Bathroom

8' 8" x 4' 3" (2.64m x 1.30m)

Garden

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area: 119.3 sq.m. (1,284 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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