

Since 1971
**Andrew
Grant**



27 Kingston Avenue



27 Kingston Avenue

Worcester, WR3 8PN

A three bedroom semi-detached home with a full length living and dining room, established gardens, a new driveway and attached garage.

3 Bedrooms | 1 Bathroom | 1 Reception | New driveway

The living and dining room extends from the front of the property to sliding doors opening onto the rear terrace, creating the principal space within this home. A separate kitchen includes a pantry, while the rear hallway provides garden access and a downstairs WC. Upstairs, two double bedrooms and a single bedroom accompany the bathroom. A lawned rear garden complements the parking and garage provision.

1119sq ft (104 sq m)

Freehold

The ground floor

Pale kitchen cabinetry is paired with dark work surfaces, with a gas hob, extractor and built in oven arranged beside the corner return. The sink sits beneath a rear facing window overlooking the garden, while an adjoining pantry provides additional storage.

Stretching the full depth of the home, the living and dining room has a broad front window and sliding glazed doors onto the rear terrace. Ceiling coving runs around the room, with a wall mounted fire at the garden end.

Beyond the kitchen, the rear hallway opens directly onto the garden and includes a cupboard. A separate WC is fitted with a washbasin and an obscured glass window.

An enclosed glazed porch leads into the entrance hall, where the staircase rises beside a panelled balustrade. Separate doors open into the living and dining room and kitchen, keeping both principal ground floor spaces independently accessible.







The first floor

Overlooking the rear garden, the primary bedroom is a double room with built in cupboards and overhead storage along one wall. Its broad window provides an outlook across the lawn and surrounding gardens.

Both further bedrooms face the front of the property. The second is a double room with a wide window and ceiling coving, while the third provides single bedroom accommodation with its own window overlooking the frontage.

White wall tiling surrounds the bathroom's bath and overhead shower. A pedestal washbasin and WC complete the fittings, with an obscured glass window above the basin.





The garden and parking

A paved terrace spans the rear of the home, separated from the lawn by a low decorative wall. A central path continues through the garden, with shrubs, borders and timber fencing defining its edges. A timber shed stands beside the property.

The new block paved driveway leads to the attached garage, which has double doors at the front and a separate rear pedestrian entrance. A lawn and established shrubs soften the frontage, while a paved route continues along the side of the home.





Location

Kingston Avenue forms part of an established residential area in northern Worcester, with traditional homes and gardens shaping the street.

Everyday shopping is available around Blackpole, including Lidl and the wider retail parks. Worcester city centre offers a broader choice of shops, cafés and restaurants, while Perdiswell Leisure Centre on Bilford Road adds local swimming and fitness facilities.

St Barnabas CoFE Primary School is a local option for younger children. Secondary education includes Blessed Edward Oldcorne Catholic College, with further educational provision available across Worcester.

Worcester Foregate Street and Worcester Shrub Hill provide rail connections towards Birmingham, Hereford and London Paddington. Road links connect the northern side of the city with the wider Worcestershire area, supporting journeys for work and leisure.

Gheluvelt Park offers formal gardens, play facilities and tennis courts alongside a riverside conservation area. The River Severn and Worcester's historic centre provide further opportunities for recreation, with the cathedral contributing to the city's character.



Services

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

Broadband Speed

Ultrafast broadband available. Download speeds up to 10000 Mbps and upload speeds up to 10000 Mbps (source: Ofcom checker).

Mobile Coverage

Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk

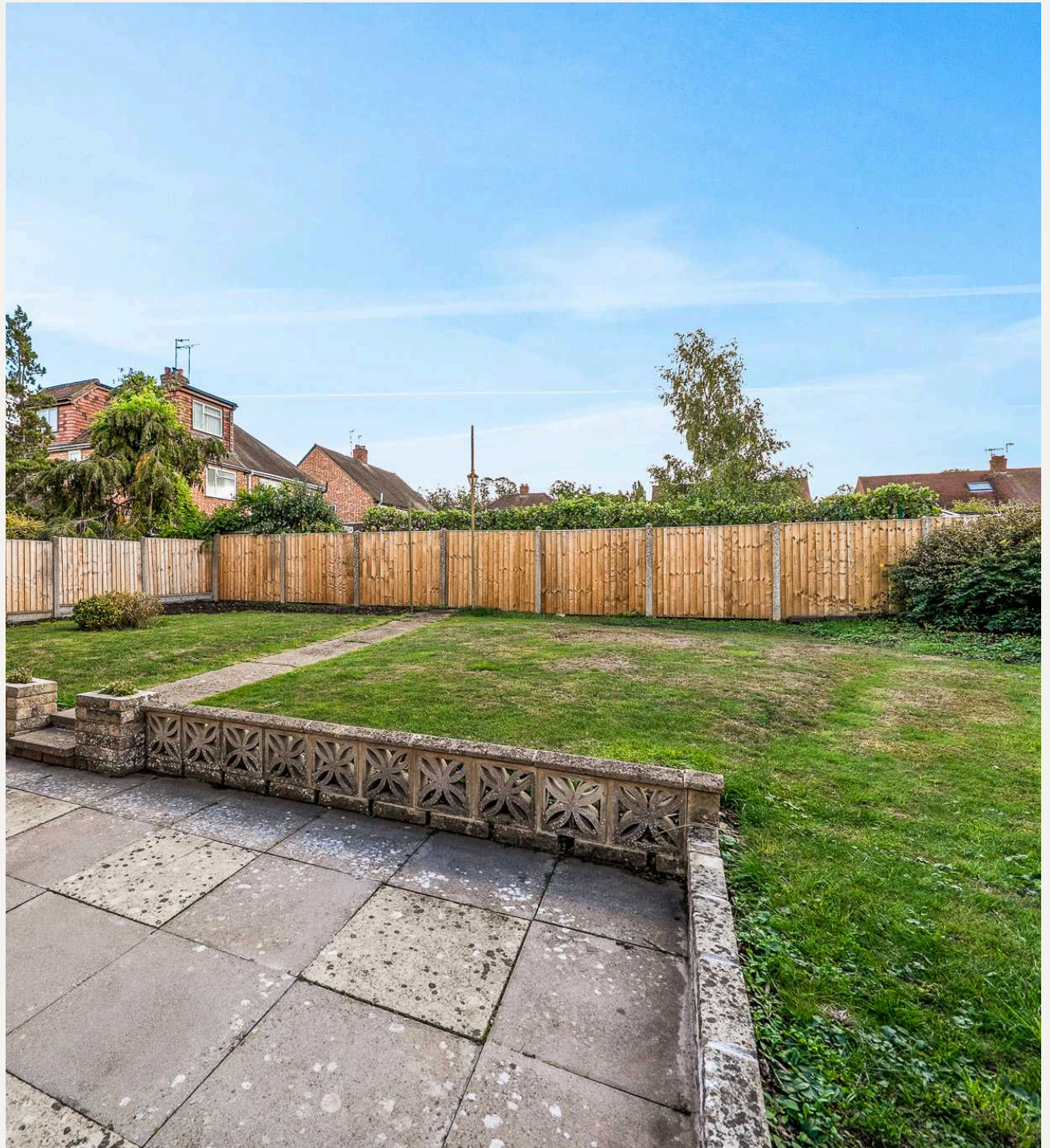
According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

The EPC rating for this property is: D.

Council Tax

The Council Tax for this property is Band C.



Kingston Avenue

Approximate Gross Internal Area = 104.0 sq m / 1119 sq ft
(Excluding Garage)
Garage = 10.2 sq m / 110 sq ft
Total = 114.2 sq m / 1229 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

[] = Reduced head height below 1.5m

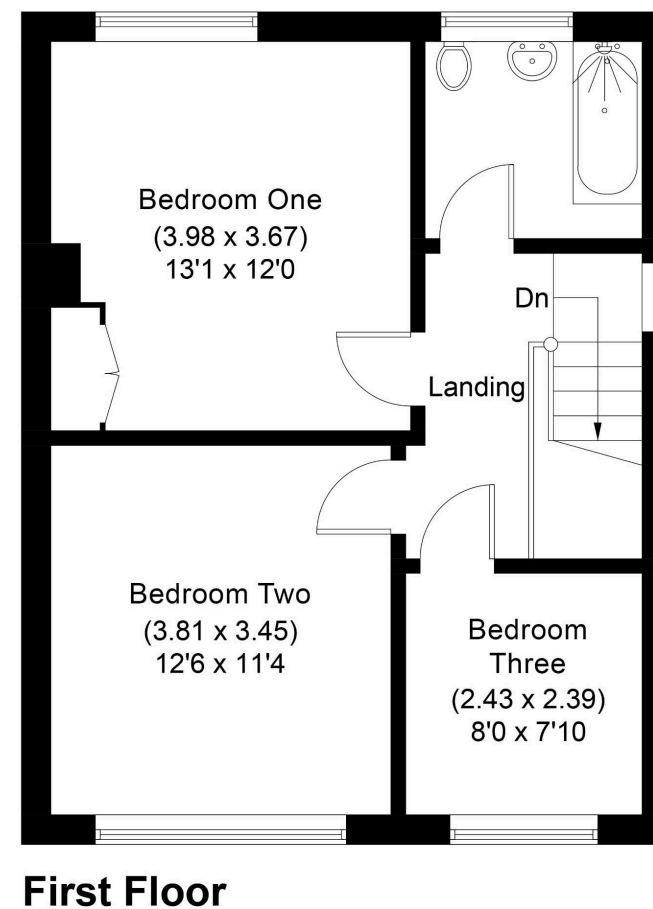
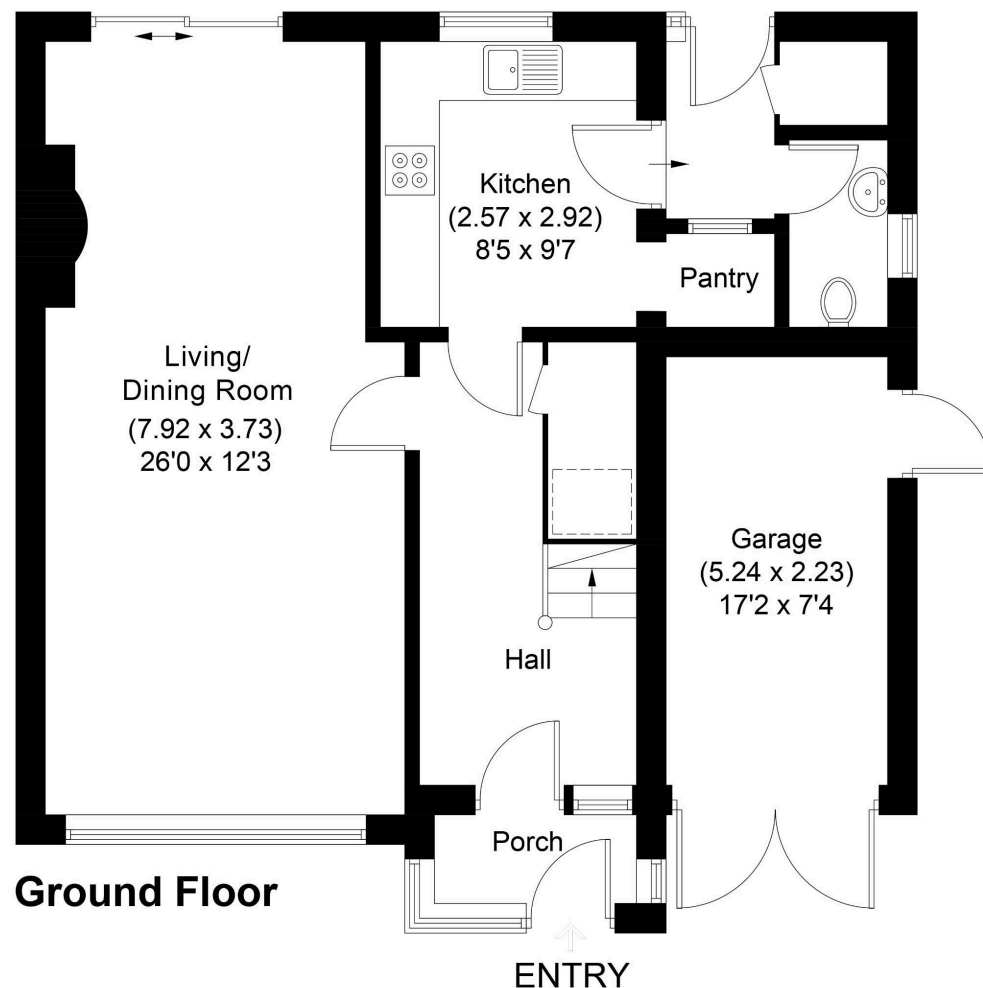


Illustration for identification purposes only, measurements are approximate, not to scale.



andrewgrant.com

Andrew Grant
Since 1971

01905 734734 | hello@andrewgrant.com