

FOR SALE



11 Bicton Avenue, St Peters, Worcester, WR5 3TF

3 Bedrooms, 1 Bathroom, Mid-terraced House

Offers Over £250,000

MARTIN&CO



- Freehold mid-terraced family home
- Short walk from Tesco & local amenities
- Easy access to M5 & City Centre
- Approx 800sqft plus Garage & Conservatory
- Off-road parking
- Westerly facing garden
- Gas-fired Central heating
- 'Vaillant' combination boiler
- PVC Double glazing
- Council Tax band C
- EPC rating band TBC

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**** MOTIVATED SELLER ** EARLY VIEWING RECOMMENDED ** PRICED TO SELL ** IDEAL FOR FIRST TIME BUYERS, FAMILIES, INVESTORS or AirBnB ****

This freehold mid-terraced family home is situated in a popular residential area, within a short walk of the Tesco store and other good local amenities, and offers easy access to the M5 and Worcester City Centre.

The house offers well presented accommodation of approximately 800sqft, excluding garage and conservatory, briefly comprising: a hallway; fitted kitchen; living room; double glazed conservatory; integral garage; landing; three bedrooms; and a bathroom.

In addition, the property benefits from a drive for two cars, PVC double glazing, a level garden with a westerly aspect and gas-fired central heating with a 'Vaillant' combination boiler, installed in 2022.

NB: The owners of the property are purchasing a new build property and completion is reliant on the new build plot for which completion is estimated to be during May/June 2026. In addition, our clients require that all potential buyers are qualified by New Home Mortgages before any offer can be accepted and that exchange of contracts is expected



GROUND FLOOR

HALLWAY 3.88m x 0.91m (12'8" x 3.0")

FITTED KITCHEN 3.68m x 1.91m (12'1" x 6'3")

LIVING ROOM 5.59m x 3.58m (18'4" x 11'9")

DOUBLE GLAZED CONSERVATORY 5.28m x 1.93m
(17'4" x 6'4")

INTEGRAL GARAGE 5.76m x 2.57m (18'11" x 8'5")

FIRST FLOOR

LANDING

BEDROOM ONE 4.22m x 2.59m (13'10" x 8'6")

BEDROOM TWO 3.25m x 2.90m (10'8" x 9'6")

BEDROOM THREE 2.59m x 2.46m (8'6" x 8'1")

BATHROOM 1.96m x 1.75m (6'5" x 5'9")

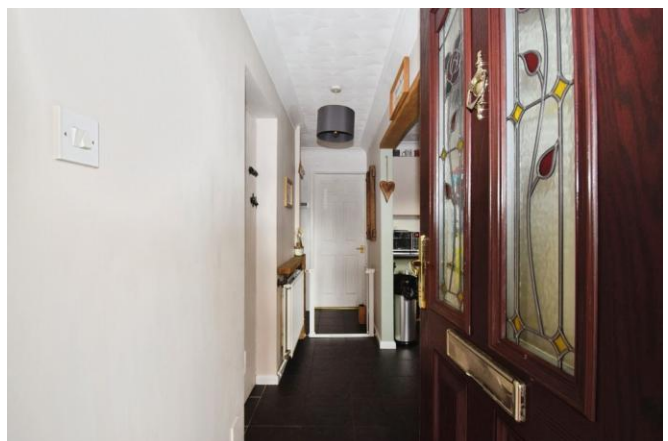
OUTSIDE

PARKING

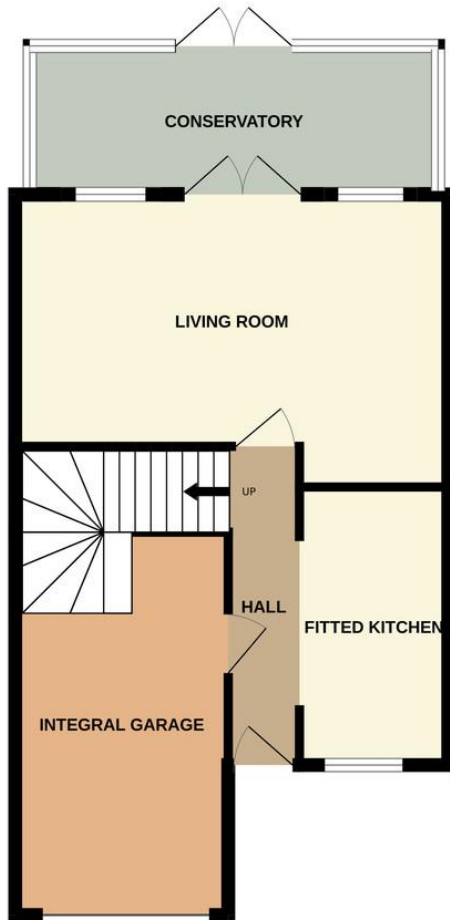
The property benefits from a drive for two cars to the front, with further visitor spaces available in the courtyard on a first come, first served basis.

GARDEN

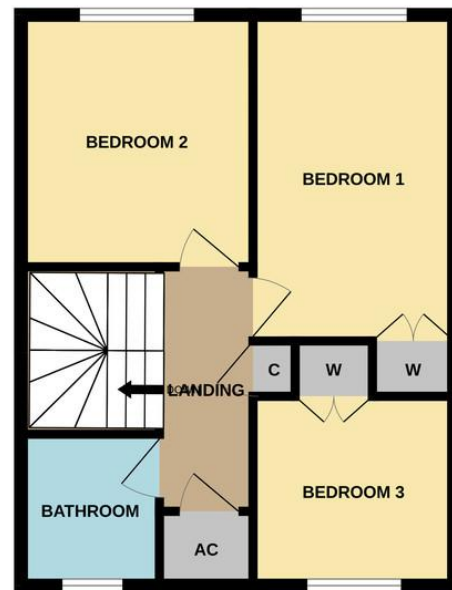
The property benefits from a level rear garden with a pleasant westerly aspect.



GROUND FLOOR



1ST FLOOR



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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.