



QualitySolicitors
Parkinson Wright
Estate Agents



Kingston Avenue, Worcester, WR3 8PW

Price Guide £325,000

- Substantial Semi Detached Property
- Kitchen
- Shower Room
- Driveway Offering Off Road Parking
- Convenient Location Close To City Centre
- Lounge/Dining Room
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Extensive Rear Garden
- NO CHAIN

16 Kingston Avenue, Worcester WR3 8PW

An exciting opportunity to acquire this three bedroom semi detached property, situated in an extensive plot within the highly desirable location of north Worcester close to all amenities and the M5 motorway.

OFFERING AN EXCITING MODERNISATION OPPORTUNITY. SCOPE TO EXTEND. EARLY VIEWING IS HIGHLY RECOMMENDED TO BE APPRECIATED.



Council Tax Band: C





LOCATION & DESCRIPTION

Situated in a hugely desirable location, 16 Kingston Avenue offers convenient access to local amenities, schools, and parks, making it an excellent choice for families. With good transport links, you can easily explore the wider area and enjoy all that Worcester has to offer.

This semi-detached house on Kingston Avenue is a wonderful opportunity for anyone looking to settle in a welcoming community. Inviting some improvements, don't miss your chance to put your personal stamp on it and make this lovely property your new home.

An entrance porch opens into:-

RECEPTION HALL

Ceiling light, radiator, stairs to the first floor and doors to:-

LOUNGE/DINING ROOM

24'2 (into bay) x 11'9 (max)

A good size light and airy reception room combining lounge and dining areas with two ceiling lights, two radiators, front facing double glazed bay window, rear facing double glazed patio door with matching double glazed side panels overlooking the garden and opening directly onto the patio/seating area. There is a fire place with a gas fire insitu.

KITCHEN

15'3 x 9'2 (max)

Two ceiling strip lights, rear facing double glazed window, side facing opaque double glazed window, side facing part double glazed door gives another pedestrian access from the front to the rear, radiator, useful under stairs cupboard and a wall mounted 'Worcester' boiler. There are a range of wall, drawer and base units, tiled splashback, one and a half bowl sink and matching drainer, mixer tap and space for appliances.

LANDING

Ceiling light, side facing double glazed window, loft access and doors to:-

BEDROOM ONE

13'3 (into bay) x 11'2 (into wardrobes)

A good size principal bedroom with ceiling light, front facing double glazed bay window allowing plenty of natural light, radiator and a range of fitted wardrobes.

BEDROOM TWO

11'1 x 11'0

Another double bedroom with ceiling light, rear facing double glazed window, radiator and a useful storage cupboard.

BEDROOM THREE

7'8 x 6'9

Ceiling light, front facing double glazed window and radiator.

SHOWER ROOM

6'7 x 6'5

Recessed ceiling spotlight, rear facing double glazed opaque window and chrome heated towel rail. There is a three piece suite consisting of a shower cubicle with a shower attachment over, wash hand basin with drawers under and a low level W.C.

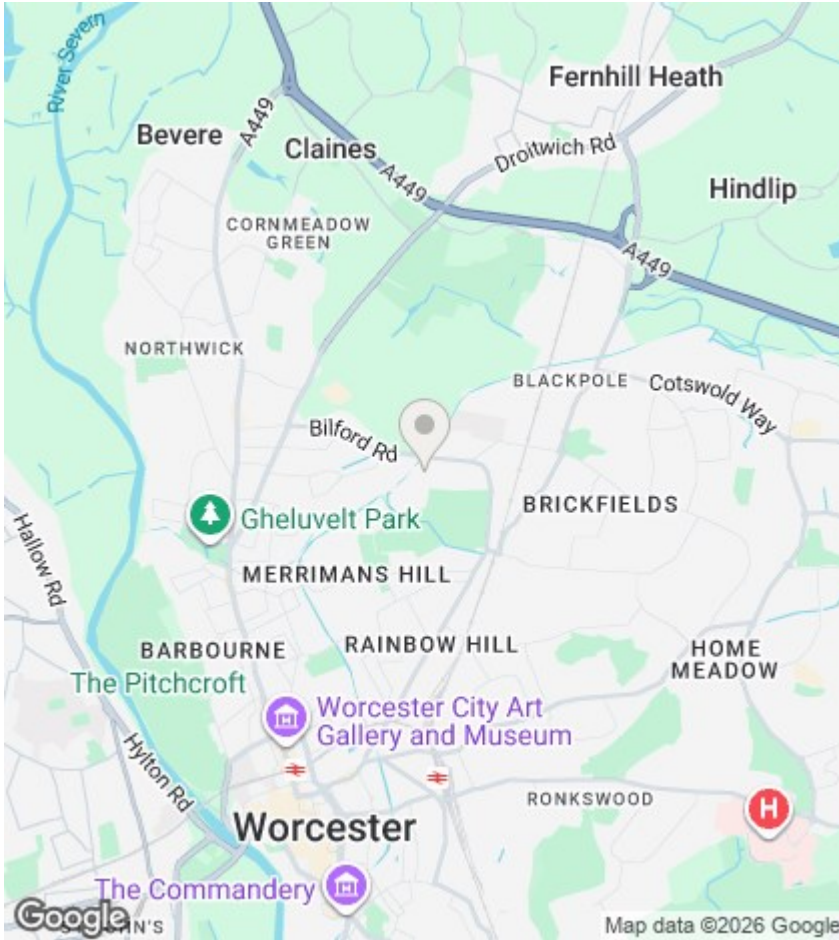
OUTSIDE

To the front of the property - There is a gravel fore garden and a block paved driveway offers ample off road parking. There is a pedestrian access to the rear via a wooden gate.

To the rear of the property - A standout feature is the spectacular large, well established rear garden, offering total privacy and mature landscaping. An initial paved sun terrace provides the perfect space for alfresco entertaining, beyond this, expansive lawns are framed by deeply filled, established borders that boast an exquisite variety of specimen trees and shrubs creating a peaceful outdoor retreat.

SERVICES

We believe all main services are connected to the property but have not been verified by the agent.



Viewings

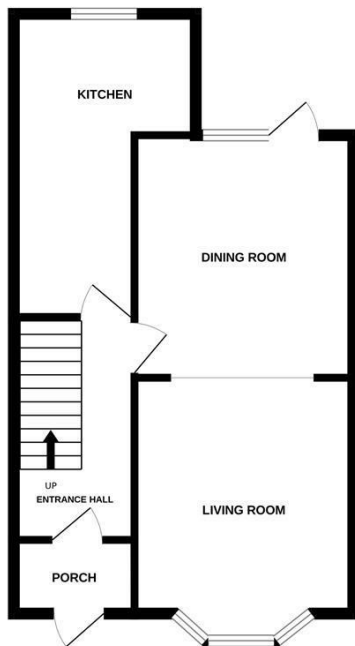
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

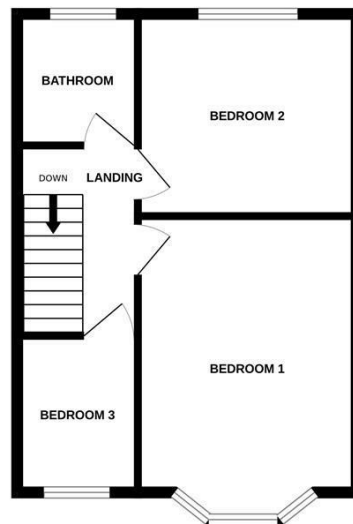
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.7 sq.m.) approx.

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 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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