



4 Bed Terraced

Victoria Avenue | | Worcester | WR5 1EE

£310,000

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Nestled on the charming Victoria Avenue in Worcester, this delightful house offers a perfect blend of character and modern living. Built in 1910, the property boasts a generous 1,604 square feet of living space, providing ample room for families or those seeking extra space. With two inviting reception rooms, this home is ideal for entertaining guests or enjoying quiet evenings with loved ones.

The property features four well-proportioned bedrooms, ensuring comfort and privacy for all family members. The single bathroom is conveniently located, catering to the needs of a busy household.

Worcester itself is a vibrant city steeped in history, known for its stunning architecture and rich cultural heritage. Residents can enjoy a variety of local amenities, including shops, restaurants, and parks, all within easy reach. The area is well-connected, making it an excellent choice for commuters and families alike.

- 4 spacious bedrooms
- 2 cosy reception rooms
- Charming 1910 build
- Located on Victoria Avenue
- 1,604 sq ft of space
- Family-friendly Worcester area
- Close to local amenities
- Ideal for families
- Viewing recommended
- Classic house style

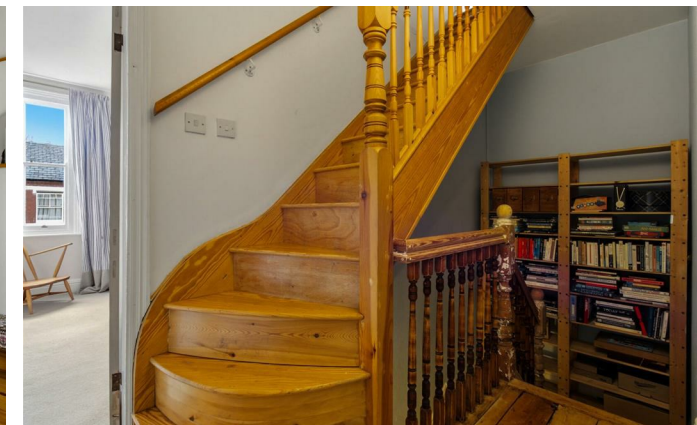
Entrance Hall

The entrance hall welcomes you into the home with wood flooring and a traditional staircase leading to the upper floors. It features decorative wall paneling and provides access to the principal reception rooms on the ground floor.

Living Room

13'10" x 10'6" (4.2m x 3.2m)

This welcoming living room features a charming bay window that invites plenty of natural light, complemented by a classic fireplace with a green surround. The neutral walls and carpeted floor create a cosy atmosphere, ideal for relaxing or entertaining guests.





Dining Room

14'0" x 11'11" (4.3m x 3.6m)

A spacious dining room with a large window overlooking the garden, this room is perfect for family meals and gatherings. The walls are a soft neutral tone, and the room benefits from a wooden floor and a feature fireplace, adding character and warmth.

Kitchen/Diner

18'8" x 8'4" (5.7m x 2.5m)

The kitchen/diner is a practical and inviting space featuring wooden cabinetry and tiled splashbacks. There is plenty of room for a dining table by the rear window, which overlooks the garden, making it a bright and airy spot for casual meals. The kitchen leads into a useful utility area, ideal for laundry and extra storage.

Utility Room

This utility room, accessed from the kitchen, offers practical space for laundry appliances and additional storage. It features work surfaces and shelving along one side, with access to the garden beyond, making it a functional extension to the kitchen area.

Bedroom 1

14'0" x 11'7" (4.3m x 3.5m)

A bright double bedroom positioned on the first floor, featuring two large sash windows that fill the room with natural light. The soft carpet and neutral decor create a calm and restful atmosphere, with ample space for bedroom furniture and storage.

Bedroom 2

11'11" x 10'10" (3.6m x 3.3m)

This cosy bedroom on the first floor enjoys a bright, airy feel thanks to its large window. A neutral carpet and pale walls provide a calm backdrop, with enough space for a bed and additional furnishings.

Bedroom 3

12'6" x 8'3" (3.8m x 2.5m)

A well-proportioned bedroom on the first floor with a large window offering plenty of natural light. This room features a warm carpet and neutral decor, providing a peaceful retreat.

Bedroom 4

14'0" x 9'4" (4.3m x 2.8m)

Situated on the second floor, this bedroom boasts a sloped ceiling and a wooden floor, creating a cosy and characterful space. The room has built-in storage cupboards and a window that frames views of the surroundings, making it a quiet and private retreat.





Bedroom 5

14'0" x 8'3" (4.3m x 2.5m)

Also on the second floor, this smaller bedroom features sloped ceilings and built-in storage cupboards, ideal for utilising space efficiently. The room has a window that provides natural light, making it a snug yet practical bedroom.

Bathroom

The first floor bathroom is fitted with traditional white sanitary ware including a bath with over-bath shower, basin, and WC. The wood panelled bath surround adds a touch of warmth, and a frosted window allows natural light while maintaining privacy.

Landing

The landing on the first floor provides access to the bedrooms and bathroom, with a wooden floor and bannister matching the staircase below, creating a cohesive look throughout the home.

Rear Garden

The rear garden offers a well-maintained outdoor space with a lawn bordered by flower beds and shrubs. A paved path runs the length of the garden leading to a handy garden shed, making this an ideal spot for outdoor relaxation and gardening.

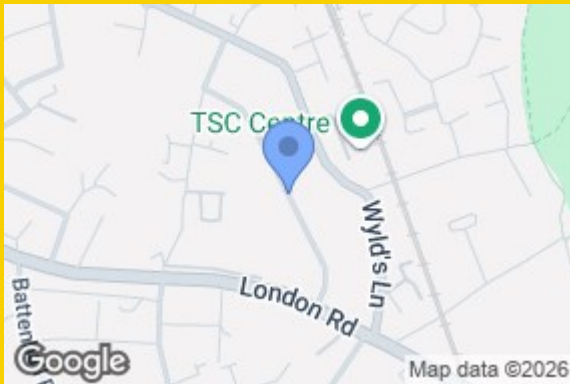
Important Notice

All enquiries are subject to qualification. Viewings will be arranged for applicants who are in a position to proceed. Proof of funds and/or a mortgage agreement in principle may be requested prior to confirming a viewing or accepting an offer. In line with Anti-Money Laundering (AML) regulations, all applicants will need to complete identification and verification checks before a sale can be agreed.

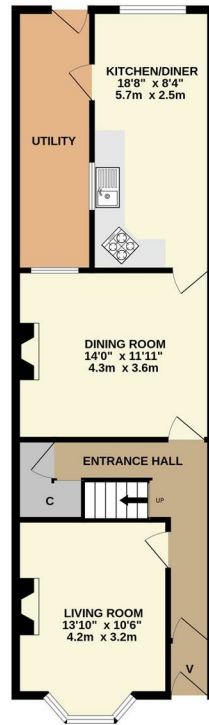
Buyers are responsible for satisfying themselves as to the condition, suitability, tenure, boundaries, services, planning permissions, and any other matters relating to the property, and should rely on their own legal adviser, surveyor, and any independent professional checks before proceeding with a purchase.

If you are thinking of selling your property, please contact us for a free, no-obligation market appraisal and advice.





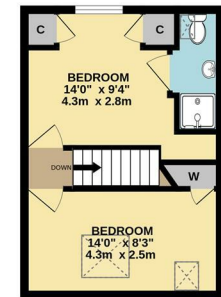
GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



2ND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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 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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Council Tax Band C EPC Rating E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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