



AUCTION - Mayfield Avenue



# AUCTION - Mayfield Avenue Worcester

Guide Price £140,000

FOR SALE BY TRADITIONAL AUCTION - 18:00 on Thursday 2nd May 2024. Auction held at The Whitehouse Hotel, Foregate Street, Worcester WR1 1EA. This three bedroom semi-detached home requiring modernisation comprises of entrance hall, sitting room, kitchen, ground floor bathroom and separate WC. To the first are three bedrooms. The property provides ample parking as well as a good size rear garden. A viewing is highly advised to the the scope and potential the home has on offer.

## We've Noticed

- **FOR SALE BY TRADITIONAL AUCTION - Thursday 2nd May 2024 at 6pm**
- **Auction held at The Whitehouse Hotel, Foregate Street, Worcester WR1 1EA**
- **Semi-detached home**
- **Three bedrooms**
- **Requires modernisation**
- **Driveway and garage**



**Buyers Premium of 1.5% + VAT (1.8% inc VAT) subject to a minimum fee of £3000 + VAT (£3600 inc VAT).**

### **Entrance**

Through front entrance door into hall with stairs to first floor and door to living room.

### **Living Room**

With front aspect done glazed wardrobe, storage cupboards, electric fire and door into kitchen.

### **Kitchen**

Kitchen units with work surfaces over with stainless steel sink and drainer with mixer tap over space for cooker, wall mounted boiler and doors into downstairs bathroom, a separate WC and further door to rear garden.

### **Shower Room**

With rear aspect window, wash hand basin, shower and bath.

### **WC**

With WC

### **First Floor Landing**

With doors into bedrooms one, two and three.

### **Bedroom 1**

With rear aspect window and radiator.

### **Bedroom 2**

With front aspect window and radiator.

### **Bedroom 3**

With front aspect window and radiator.

### **Outside**

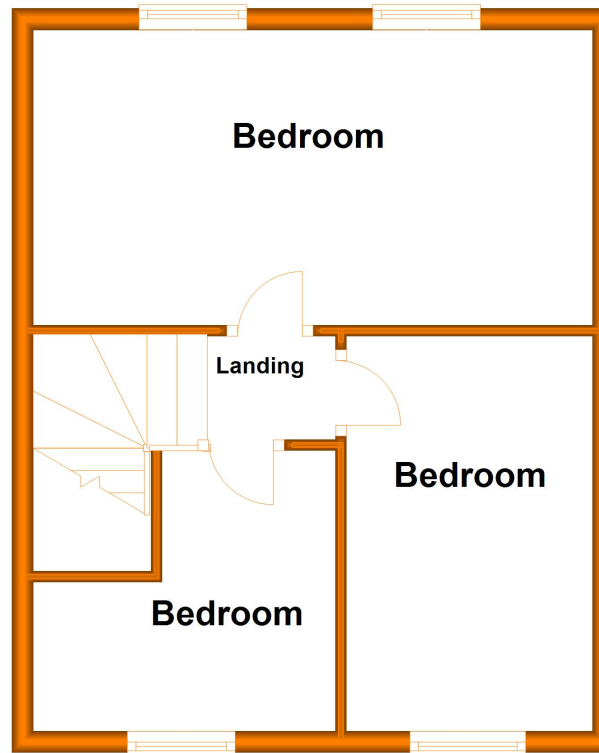
The front of the property is approached via a driveway laid mostly to block paving leading to entrance door, garage and side access to the rear garden. The rear garden is laid mostly to lawn with patio area, garden shed and fenced boundaries to sides and rear.



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		70
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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