



58 Victoria Avenue, Worcester  
WR5 1ED



A bay fronted Victorian home set within walking distance of the city centre & offered for sale with no onward chain.

The property has been well cared for & has a range of period features, such as marble fireplaces, a roll top bath & picture rails. It comprises; vestibule into the hallway which has solid oak flooring, stairs rising to the first floor landing, access into the living room & separate dining room & useful under-stairs cupboard. The lounge has a bay window & a feature fireplace with a gas living flame fire & the dining room also has a fireplace with a real flame gas fire, along with access into the kitchen. The kitchen has a range of base & wall units, ceramic one & a half bowl sink & drainer with a swan neck mixer tap. The oven, hob & extractor are integrated & there is space for a dishwasher. From the kitchen is a doorway through to the outer hallway, which leads both into the utility area & W.C & out to the rear gardens.

There are solid oak floors throughout the downstairs reception rooms & the hallway & wool carpets on the stairs, landing & bedrooms,

To the first floor, the landing links through to two double bedrooms, the spacious family bathroom & then to the top floor where the attic room can be found.

Locally, there is a small shop stocking all the essentials, as well as several take away outlets & a nearby Waitrose. The Commandery is walking distance, which hosts events such as outdoor yoga, along with Little Al's coffee shop which is situated along the canal.

Worcester has a wide range of amenities to include: bars, pubs, restaurants & cafes, shops, supermarkets, retail parks, leisure facilities & two train stations with direct links to London.

**FREEHOLD**

Council Tax Band B - Worcester Council

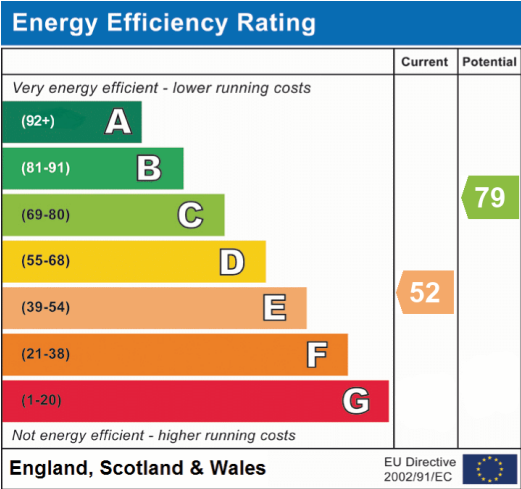






### Agents Note

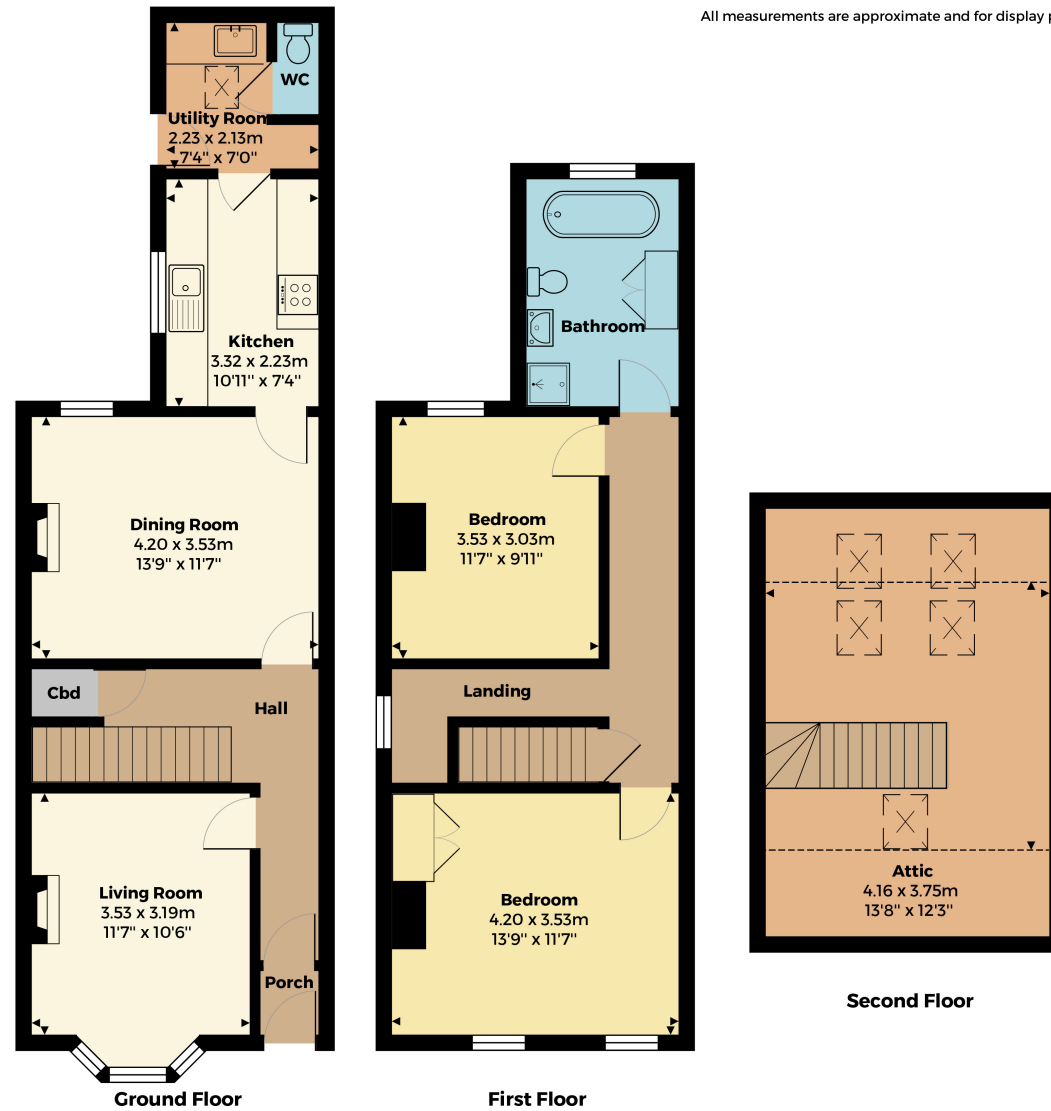
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



### General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

All measurements are approximate and for display purposes only



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