

Philip Laney & Jolly



43 Victoria Avenue, Worcester, WR5 1EE

Asking Price £280,000



PLJ Worcester are pleased to bring to the market this well presented three-bedroom Victorian terraced house which benefits from a delightful blend of character and modern convenience. Situated on Victoria Avenue the property is within close proximity to a range of local amenities and only a short walk to the City Centre.

Upon entering, you are welcomed into a bright hallway that leads to two inviting reception rooms, perfect for both relaxation and entertaining guests. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. Additionally downstairs is a very useful utility area and WC. Upstairs in addition to the three bedrooms is the contemporary bathroom suite.

Step outside to discover a private rear garden, an ideal spot for enjoying the outdoors, whether it be for gardening, children's play, or simply unwinding after a long day.

This home is not only a very well presented Victorian property but also a practical choice for modern living, making it a perfect opportunity for families or professionals seeking a stylish residence in a desirable location. With its blend of character and contemporary features, this property is sure to impress.

Hall

Obscure double glazed entrance door. Radiator. Ceiling light point. Stairs rising to first floor.

Lounge

Double glazed bay window to front. Ceiling light point. Radiator.

Dining room

Double glazed window to rear aspect. Radiator. Ceiling light point. Storage cupboards. Under stairs storage cupboard.

Kitchen

Double glazed window to side aspect. Spot lights. Radiator. Modern wall and base units with work surface on top. Integrated cooker and hob. Space for fridge freezer and dishwasher. One and a half bowl sink. Tiled splashbacks.

Utility area

Ceiling light point. Door to rear porch. Modern wall and base units with work surface on top. Tiled splashbacks. Space and plumbing for washing machine.

WC

Obscure double glazed window. Ceiling light point. Extractor fan. Heated towel rail. Low level WC and washing machine. Wash hand basin.

Landing

Ceiling light point. Spot lights. Radiator. Storage cupboard.

Bedroom one

Two double glazed windows to front aspect. Ceiling light point. Radiator. Feature fireplace.

Bedroom two

Double glazed window to rear aspect. Radiator. Ceiling light point. Feature fireplace.

Bedroom three/ofice

Double glazed window to side aspect. Ceiling light point. Radiator.





Bathroom

Obscure double glazed window to rear aspect. Ceiling light point. Heated towel rail. Extractor fan. Panelled bath with mains fed shower. Wash hand basin atop vanity unit and low level WC. Tiled splashbacks.

Rear garden

Secure with timber panel fencing. Laid mainly to lawn with block paved and decking seating areas. Gated side access (through neighbours properties).

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : B

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Tenure Freehold

We understand that the property is offered for sale Freehold.

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

Broadband

We understand currently Full Fibre Broadband is available at this property.

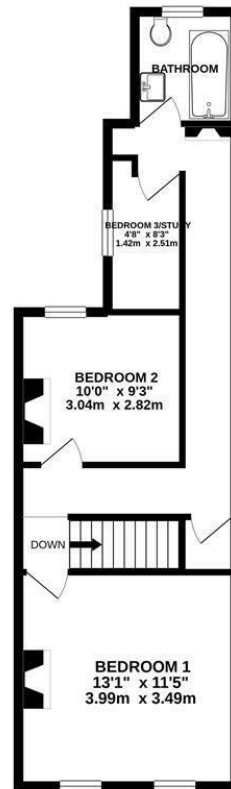
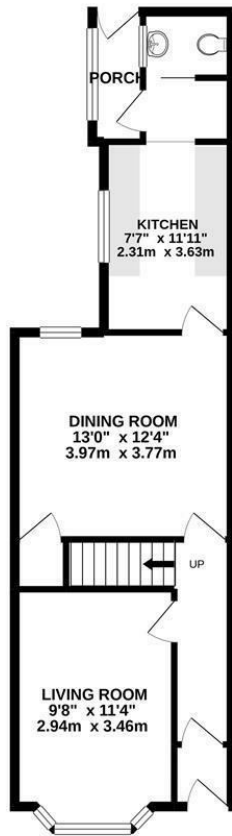
You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

Parking

Parking for the property is on-street parking.



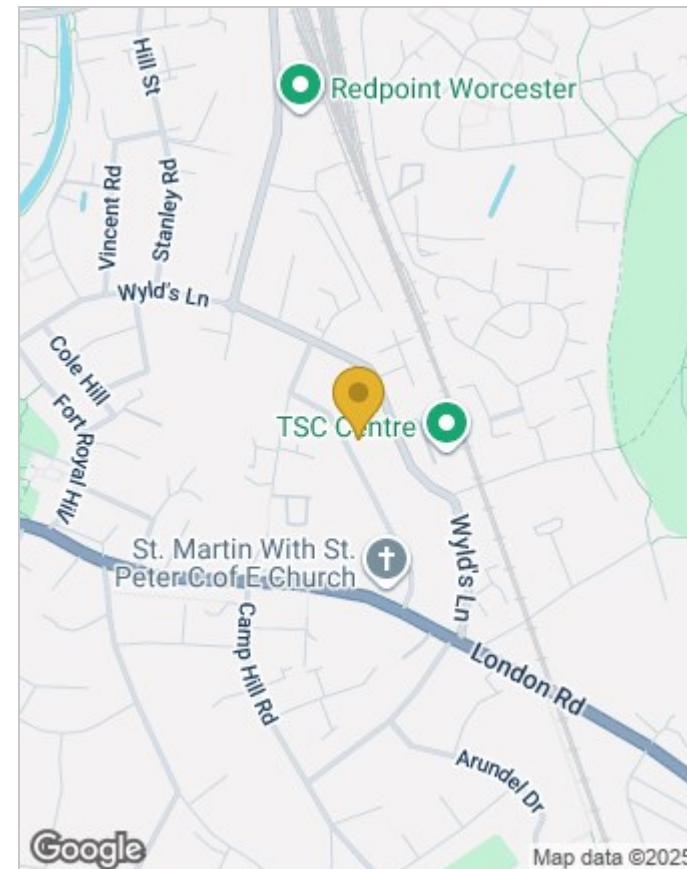


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | 70 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |