



£1,400 pcm

3 Bedroom Semi-Detached House to rent
94 Victoria Avenue, Worcester





Overview

Charming Victorian Property in the Heart of Worcester. Modernised with an openplan shaker kitchen, with island and log burner and roll top bath shower, many original features have also been maintained. Ideally located close to the city centre, with local shops, parks and Red Hill Primary and Nunnery Wood just minutes away, this Victorian gem is a rare rental opportunity



Key Features

- New Bedroom carpets/ newly decorated
- Convection Oven, New Induction hob, New Fridge Freezer, New dishwasher, washing Machine included
- 2 Large Doubles and one single bedroom
- Cream Shaker Kitchen, with black granite worktops and central Island
- Enclosed South Facing rear garden
- Open Plan Kitchen/living area
- GSH and Double Glazed, Water Meter and High speed broadband available
- Log burner
- Victorian features and High ceilings
- Original Wooden Floors





A Charming Victorian Property in the Heart of Worcester. Modernised with a Cream Shaker Openplan Island Kitchen and roll top bath shower, many original features have also been maintained.

With it's stunning original wooden floors, grand bay window and stained glass entrance, the inviting living spaces are filled with natural light.

The original tiled Victorian porch leads you from the road into a beautiful stained glass hallway which is both spacious and decadent.

Fitted with an island kitchen, open plan dining and a log burner, the original wooden floors and French doors lead you onto a substantial patio area and well sized mature garden with a further patio and shed, at it's far end.

From the landing you are greeted by two spacious bedrooms, the master bedroom, facing the garden also has an original feature fireplace. The second and third bedrooms face the front of the house.

With brickbond tiling and a roll top bath, this bathroom is a place where classic elegance meets modern comfort.



Ideally located close to the city centre, with local shops, parks and Red Hill Primary and Nunnery Wood just minutes away, this Victorian gem is a rare rental opportunity

Don't miss this opportunity to make this enchanting home, your home. Ewe can book to view now...

EPC D

Council Tax B 24/25 £1654.12 pa

Mobile 02 and 3 Good, Vodafone and EE Okay, Broadband speed up to 1800mb

Very low Flood risk.

Street parking - no permit needed

Entrance Hall

12' 1" x 5' 10" (3.70m x 1.80m)

Bedroom 1

15' 3" x 10' 1" (4.65m x 3.09m)

Bedroom 3

8' 5" x 5' 11" (2.58m x 1.82m)

First Floor Landing

12' 5" x 5' 10" (3.80m x 1.80m)

Bedroom 2

12' 1" x 10' 2" (3.70m x 3.10m)

Bathroom

8' 11" x 5' 11" (2.73m x 1.82m)

Living Room

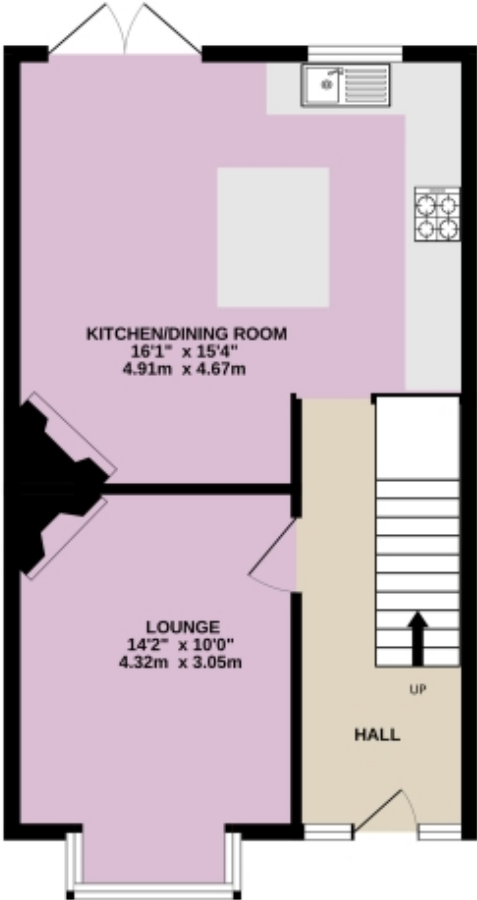
14' 2" x 10' 0" (4.32m x 3.05m)
into bay area

Kitchen/Dining/Living Room

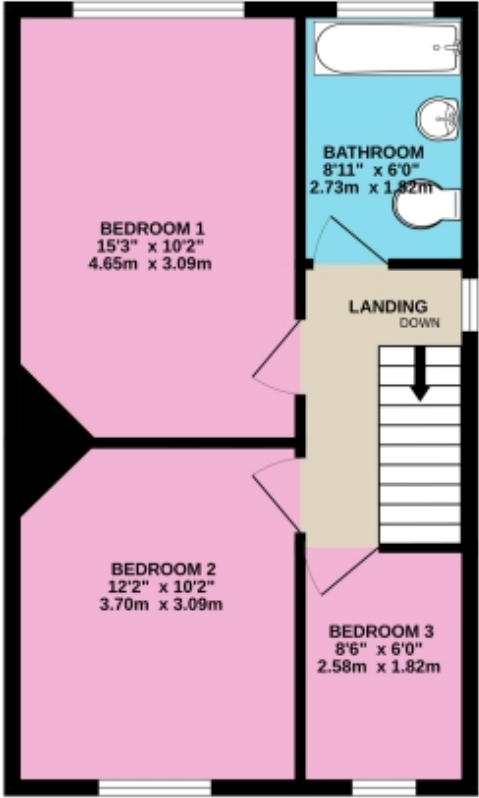
16' 0" x 15' 3" (4.90m x 4.67m)

Floorplans

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



3 BEDROOM SEMI DETACHED VICTORIA AVENUE

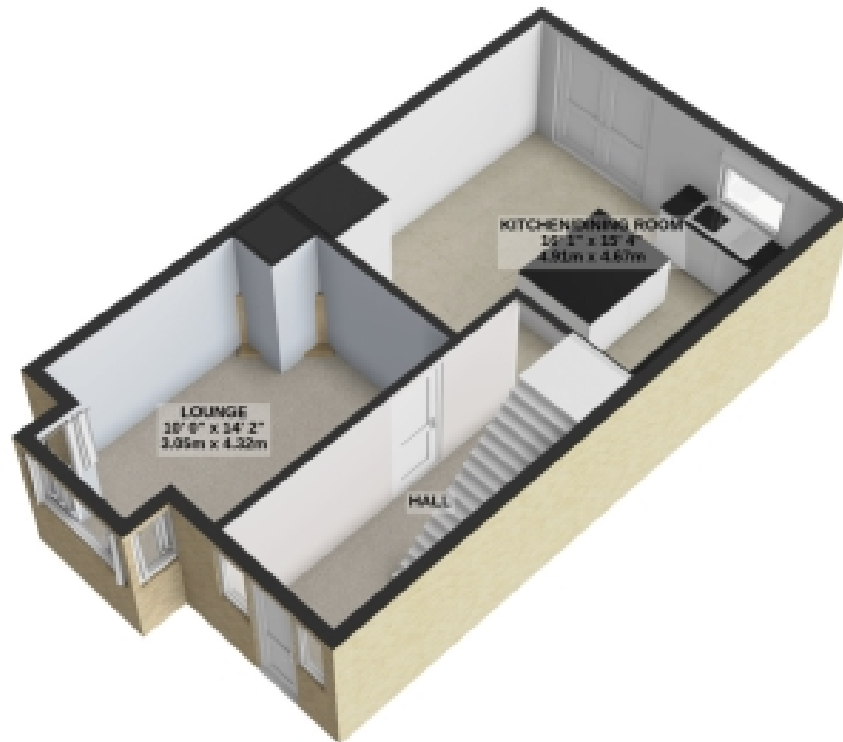
TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

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 illustration 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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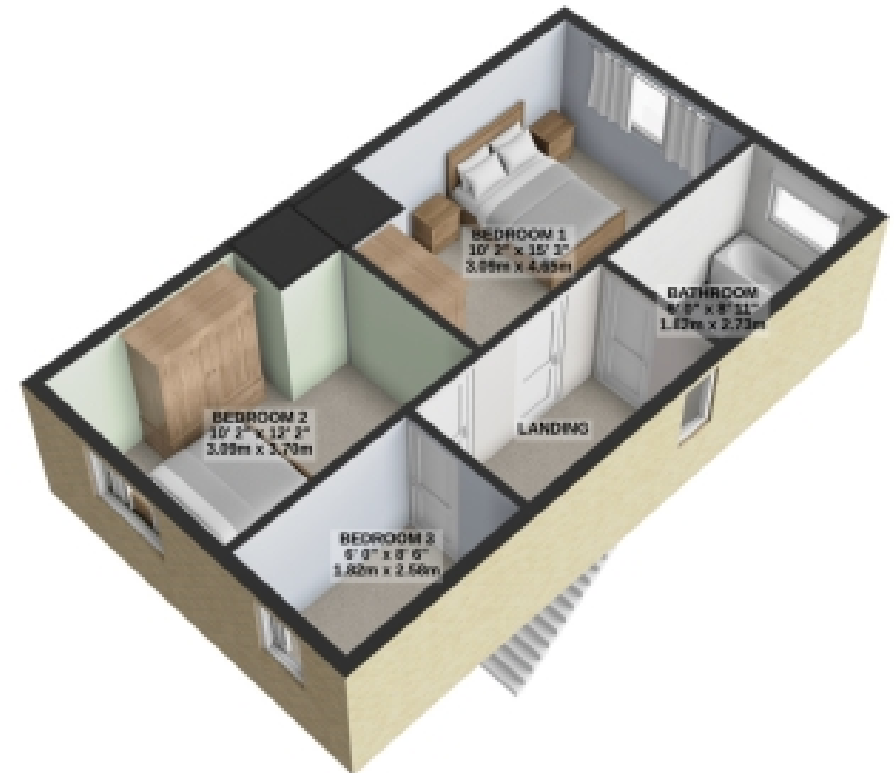


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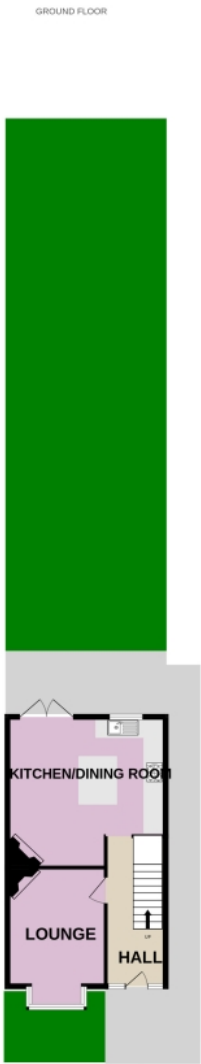
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Floorplans



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by Ewemove Worcester East

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