



Victoria Avenue, £250,000

- Four Bedrooms
- Detached
- Close to local amenities
- Three Reception Rooms
- Council Tax Band E
- EPC Rating: E



 4  2  3



About the property

This spacious four-bedroom property offers excellent potential for improvement and is ideal for buyers looking to put their own stamp on a home.

The ground floor comprises two well-sized reception rooms, offering flexible living and entertaining space, along with a separate study that could suit home working. The kitchen provides a practical layout, with an adjoining utility room for added convenience. A ground floor shower room completes the accommodation, though the property would benefit from modernisation throughout.

Upstairs, the first floor features four bedrooms, all of good proportions, alongside a family bathroom. Each room enjoys plenty of natural light, enhancing the sense of space, though cosmetic updating is required.

Externally, the property benefits from a private rear garden, offering great potential for landscaping or outdoor entertaining. To the front, on-street parking is available.

Situated in a highly sought-after area, the property enjoys close proximity to local amenities, schools, and transport links. This is a fantastic opportunity to acquire a generously sized home with plenty of natural light in a desirable location, offering strong potential for refurbishment and value enhancement.



Accommodation

Entrance Hall

Living Room

14' 10" x 12' 11" (4.52m x 3.94m)

Dining Room

13' 5" x 11' 11" (4.09m x 3.63m)

Study

12' x 10' 8" (3.66m x 3.25m)

Kitchen

12' 11" x 7' 3" (3.94m x 2.21m)

Utility

6' 5" x 6' 5" (1.96m x 1.96m)

Shower Room

6' 4" x 5' 8" (1.93m x 1.73m)

Landing

Bedroom 1

13' 1" x 12' 9" (3.99m x 3.89m)

Bedroom 2

13' 1" x 8' 6" (3.99m x 2.59m)

Bedroom 3

12' 10" x 8' 3" (3.91m x 2.51m)

Bedroom 4

9' 8" x 8' 8" (2.95m x 2.64m)

Bathroom

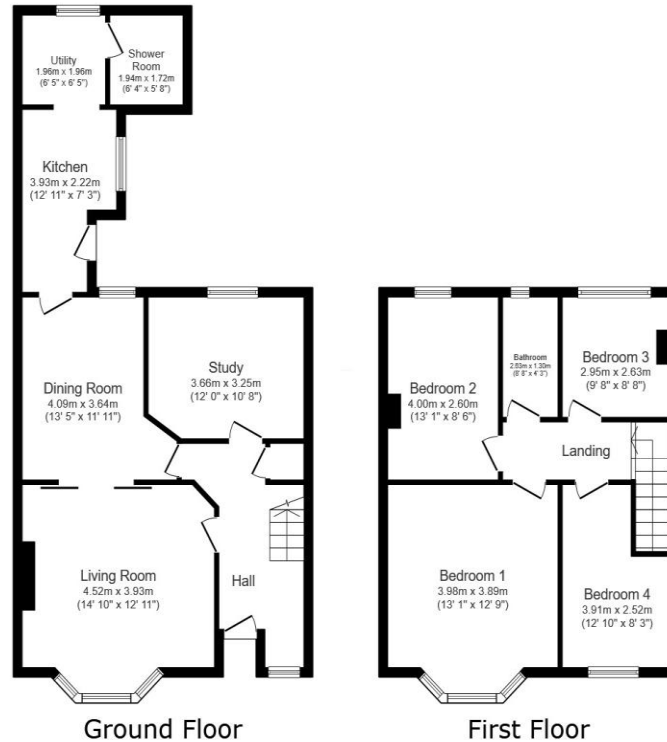
8' 8" x 4' 3" (2.64m x 1.30m)

Garden

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Floorplan



Total floor area: 119.3 sq.m. (1,284 sq.ft.)

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