



3 bed semi-detached house to buy in WR3

Mayfield Avenue, Worcester,
Worcestershire, WR3 8LA

£145,000 Starting Bid

 x 3  x 1  x 1

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Front, side and rear gardens
- ✓ External insulation
- ✓ Three bedroom semi detached house in need of refurbishment
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTP (fibre to the premises)**
- ✓ Mobile signal: **Good**

Description

Three-bedroom, semi detached home in a convenient location requiring full refurbishment. Being sold via Secure Sale online bidding. Terms & Conditions apply.

Situated on an elevated corner plot, this three-bedroom home offers an excellent opportunity for buyers looking for a renovation project with plenty of scope for improvement and the potential to create a home tailored to their own requirements.

The property benefits from parking for two vehicles, together with a generous paved front garden and stepped access to the entrance. The accommodation is well proportioned and provides a practical layout, with further outdoor space to the side and rear.

The property is double glazed throughout and is entered via a UPVC front door into an entrance hall, with stairs rising to the first floor and access to the ground floor accommodation.

The spacious lounge is positioned to the front of the property and features a gas fire with brick-built mantelpiece, and shelving to either side. An under-stairs storage cupboard provides additional practical storage.

To the rear, the kitchen spans the full width of the property and benefits from access to the garden via a side UPVC door. The generous footprint provides plenty of scope for a new kitchen to be designed and installed to suit the purchaser's requirements.

Upstairs, there are three good-sized bedrooms, together with a family bathroom. The accommodation offers a versatile layout and provides an opportunity for the successful purchaser to modernise and improve the property throughout.

Outside, the property continues to offer good potential. The side garden provides space for a shed and benefits from gated access, while the rear garden is enclosed by fenced boundaries and provides further outdoor space.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £145,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1949

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: At-risk wooden decking for external structures

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

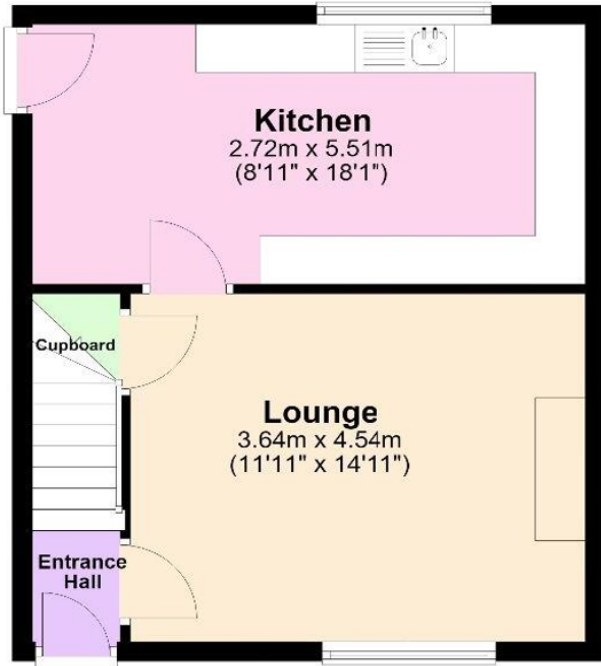
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

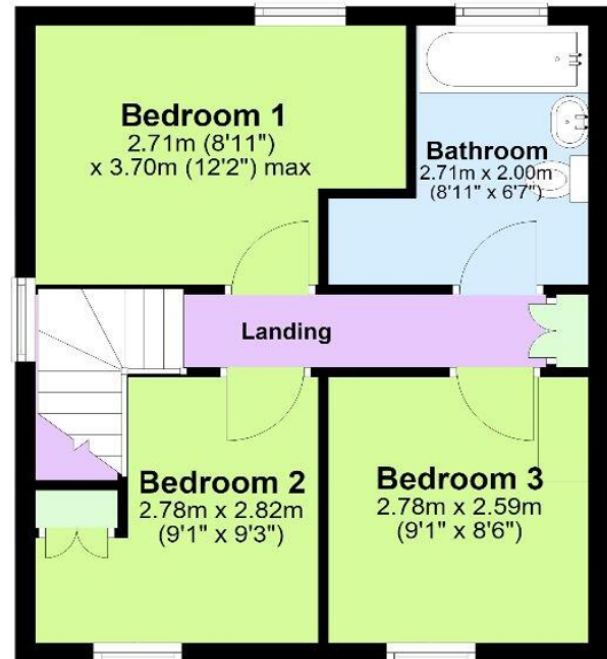
Ground Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



Total area: approx. 70.9 sq. metres (763.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Mayfield Avenue, Worcester, Worcestershire, WR3 8LA

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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.

