



Yale

1

Allan Morris
estate agents

**Bicton Avenue, St. Peter's,
Worcester.**

**1 Bicton Avenue, St. Peter's, Worcester.
WR5 3TF**

Features

- NO ONWARD CHAIN
- 3 Bedrooms
- Potential to extend
- St. Peter's location
- Integral Garage
- Electric charging point

A good size three bedroom semi detached property, offering further potential to extend (if required), situated in a popular area of St. Peter's.

Accommodation briefly comprising: Entrance Hallway, Kitchen, Living Room/Dining Room and integral Garage offering potential for conversion. To the first floor: Three Bedrooms and a Family Bathroom.

Outside: To the front of the property is a lawned foregarden and block paved driveway with an electric charging point. To the rear of the property is a fully enclosed garden with side access mostly laid to paving with grass beyond.





Directions:

From Worcester City centre proceed out along the A38 Bath Road, bearing left at the first traffic island onto St. Peters Drive. Continue along for approximately one mile, turning right into Bicton Avenue, where number 1 can be found immediately on the left hand side, as indicated by our For Sale board.

WAM 7303



Useful Information:

Tenure: Freehold

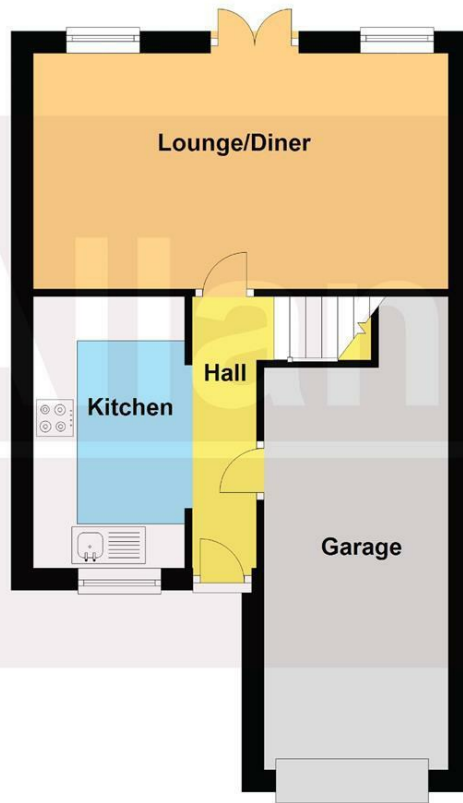
EPC Rating: C

Council Tax Band: C



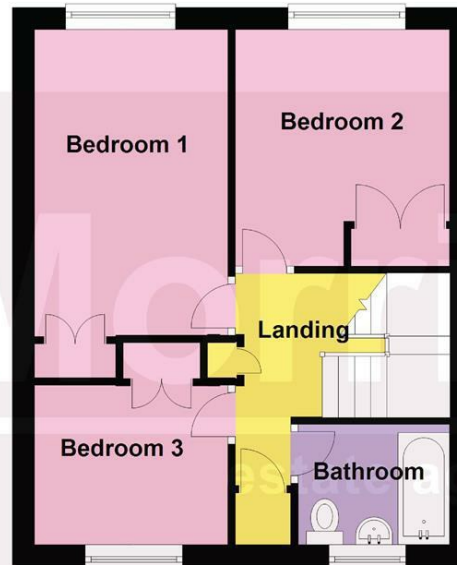
Ground Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.7 sq. feet)



Total area: approx. 86.0 sq. metres (925.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

KITCHEN:
12'1" x 6'9"

LIVING / DINING ROOM:
18'6" x 10'7"

BEDROOM 1:
18'6" x 10'7"

BEDROOM 2:
10'7" x 9'7"

BEDROOM 3:
8'5" x 7'3"

BATHROOM:
6'5" x 5'5"

GARAGE:
18'4" x 7'7"

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. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

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