



**Allan Morris**  
estate agents

**Basin Road, Diglis, Worcester**

## 12 Basin Road, Diglis, Worcester. WR5 3GA

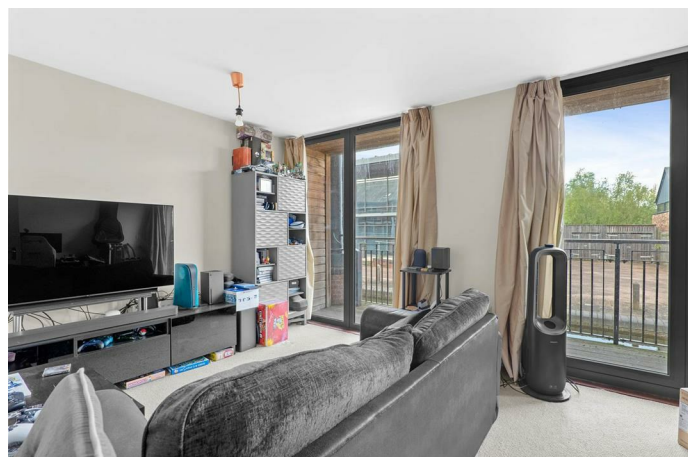
### Features

- 2 Double Bedrooms
- Rear terrace
- Waterside location
- 2 Bathrooms
- NO ONWARD CHAIN

Waterside living with this charming two double bedroom Mews House, situated in the heart of Diglis offering easy access to Worcester City centre and major transport links and offered with No Onward Chain.

Accommodation briefly comprises: Entrance Hallway, downstairs Cloakroom, Kitchen/Diner and Sitting Room with doors out to rear terrace. To the first floor: Bedroom One with En-Suite, a further double Bedroom and Family Bathroom.

Outside: Rear terrace with views onto Finger Wharf and one allocated parking space.





### Directions:

From the City centre proceed out along the A38 Bath Road and turn right into Diglis Road. Continue along and at the roundabout take the 2nd exit onto Diglis Dock Road. At the next roundabout take the 2nd exit onto Basin Road and continue along past the Marina to the front. Continue around, where number 12 can be found on the right hand side.

WAM 7283

### Useful Information:

Tenure: Freehold

EPC rating: C

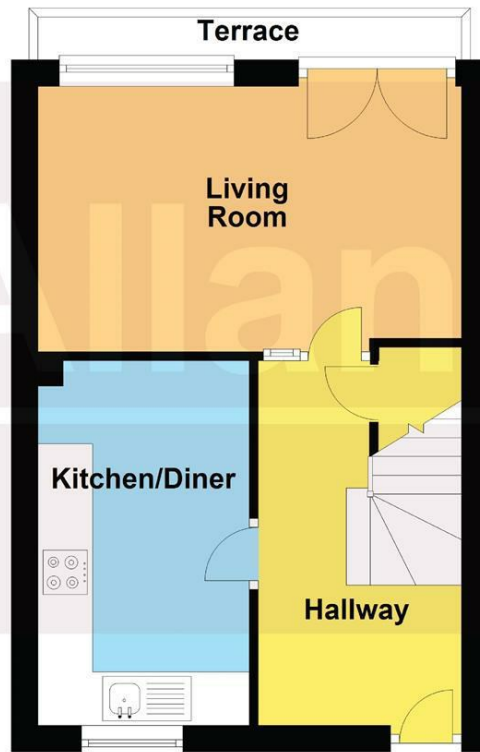
Council Tax Band: B





## Ground Floor

Approx. 34.4 sq. metres (370.0 sq. feet)



## First Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



Total area: approx. 72.0 sq. metres (775.0 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:

LIVING ROOM:

15'8 x 9'10

KITCHEN / DINER:

13'6 x 7'11

BEDROOM 1:

11'5 x 9'10

BEDROOM 2:

12'0 x 8'1

## 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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