



Allan Morris
estate agents

Basin Road, Diglis, Worcester.

32 Basin Road, Diglis, Worcester. WR5 3GA

Features

- Modern waterside property
- 2 Bedrooms + 2 Bathrooms
- Kitchen/Diner
- Private sun terrace
- Off road parking for 2 vehicles
- Close proximity to City centre

A contemporary two bedroom waterside mews property, situated in the heart of Diglis and offering easy access back to Worcester City centre.

Accommodation briefly comprises: Entrance Hall, Kitchen/Diner, downstairs Cloakroom and Sitting Room. On the first floor: Master Bedroom with En-Suite Shower Room, further double Bedroom and Bathroom.

Outside: Delightful terrace overlooking the water and also the benefit of 2 allocated parking spaces, located within close proximity of the property.

LOCATION:

The property is located in the popular Diglis area, with glorious riverside walks and extensive parks. Worcester City centre is within easy reach, offering a wide range of restaurants, cafes, shops and further facilities. There is also easy access gained to the M5 motorway via Junction 7.





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 32 can be found on the right hand side in an elevated position.

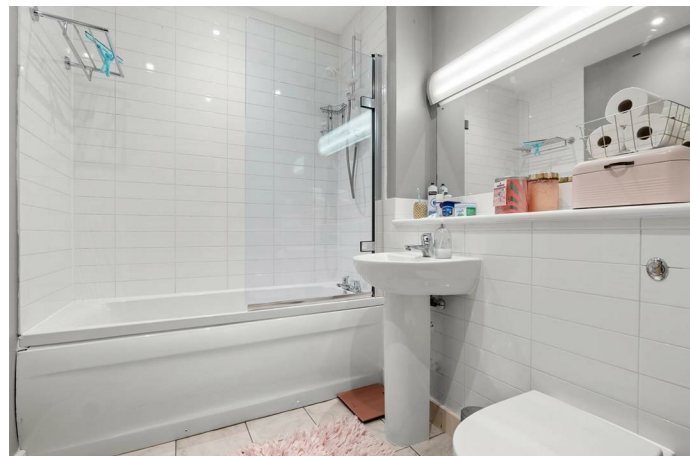
WAM 7253

Useful Information:

Tenure: Freehold

EPC Rating: C

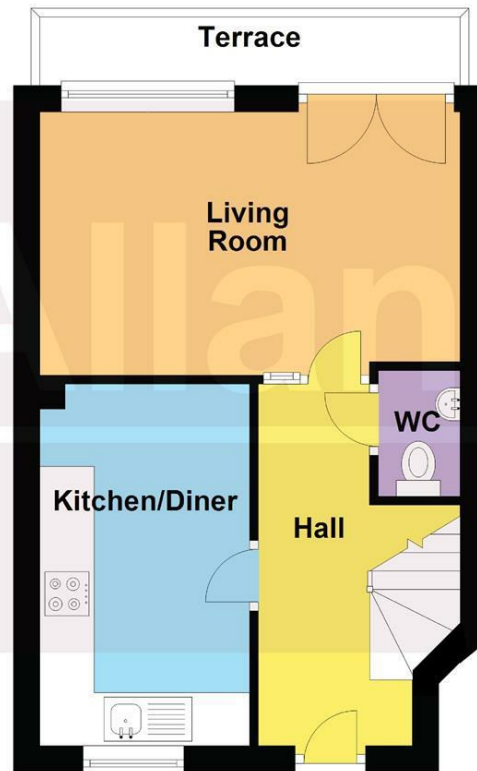
Council Tax Band: B





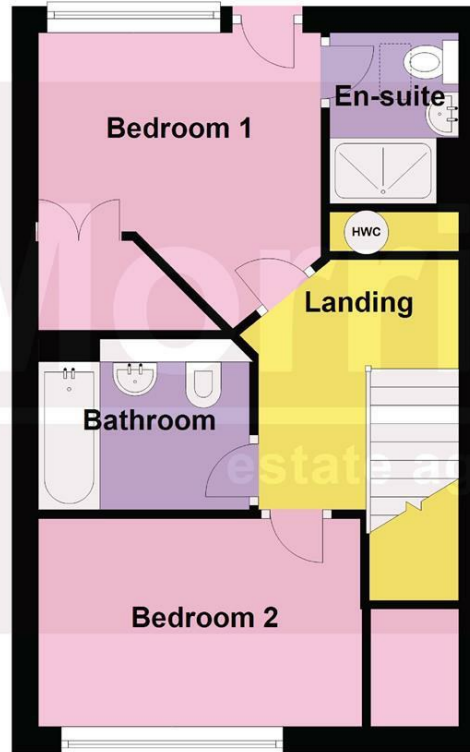
Ground Floor

Approx. 33.8 sq. metres (363.5 sq. feet)



First Floor

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



Total area: approx. 71.4 sq. metres (768.6 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/DINING AREA:

13'6" x 7'10"

LIVING ROOM:

15'8" x 9'10"

BEDROOM 1:

10'11" x 10'8"

BEDROOM 2:

12'0" x 7'9"

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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