



Allan Morris
estate agents

**Diglis Dock Road, Diglis,
Worcester.**

35 Medina House, Diglis Dock Road, Diglis, Worcester. WR5 3DD

Features

- 2 Bedrooms + 2 Bathrooms
- Balcony
- Allocated secure parking
- Waterside location
- Close to City centre
- NO ONWARD CHAIN

A waterside 2nd floor Apartment benefiting from balcony with glorious views over the Diglis Basin and situated within close proximity to Diglis Park and Worcester City centre.

Accommodation briefly comprises: Entrance Hall with useful storage cupboard, open-plan Sitting Room/Kitchen with balcony off Sitting Room, Bedroom 1 with En-Suite, further Bedroom with storage and Bathroom.

Outside: There is a balcony overlooking Diglis Basin, as well as an allocated parking space.

LOCATION:

The property is situated in the heart of Diglis by the waterside, benefiting from local Public House, close proximity to amenities and major transport links, as well as pleasant riverside walks.





Directions:

From Worcester City centre proceed out along the A38 Bath Road before turning right into Diglis Road. Continue to the bottom and at the roundabout take the 2nd exit onto Diglis Dock Road, then take the 3rd exit where the entrance can be found on the right hand side.

WAM 7129



Useful Information:

Tenure: Leasehold

EPC Rating: C

Council Tax Band: C

SECOND FLOOR
666 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Floorplan Measurements:

SITTING ROOM:
17'3" x 11'3"

KITCHEN:
7'8" x 7'4"

BEDROOM 1:
13'9" x 10'11"

BEDROOM 2:
15'5" x 9'11"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ