



**Allan Morris**  
estate agents

**Waverley Street, Worcester.**



## 15a Waverley Street, Worcester. WR5 3DH

### Features

- 2 Bedrooms
- Off road parking
- Courtyard garden
- Outlook over Diglis Park to the front
- Easy access to City centre and riverside walks
- NO ONWARD CHAIN

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A charming two bedroom semi detached house, benefiting from off road parking to the front and private courtyard garden to the rear.

Accommodation briefly comprises: Entrance Hall and Lounge/Diner/Kitchen. On the first floor: Two Bedrooms and Bathroom.

Outside: To the front is private driveway. To the rear is courtyard.

### LOCATION:

The property is located within walking distance of the City centre and on the doorstep of Cherry Orchard Nature Reserve, riverside walks and recreational facilities at Diglis Park. Within easy reach are local amenities to include Primary School and a range of shops. The location also affords easy access to the M5 motorway via Junction 7.







### Directions:

From Worcester City centre proceed out in a southerly direction on the A38 Bath Road, signposted Tewkesbury, Just past the Texaco Garage, fork right into Diglis Road. Continue straight over the mini roundabout onto Diglis Lane and continue straight onto Waverley Street, where number 15a can be found on the left hand side, as indicated by our For Sale board.

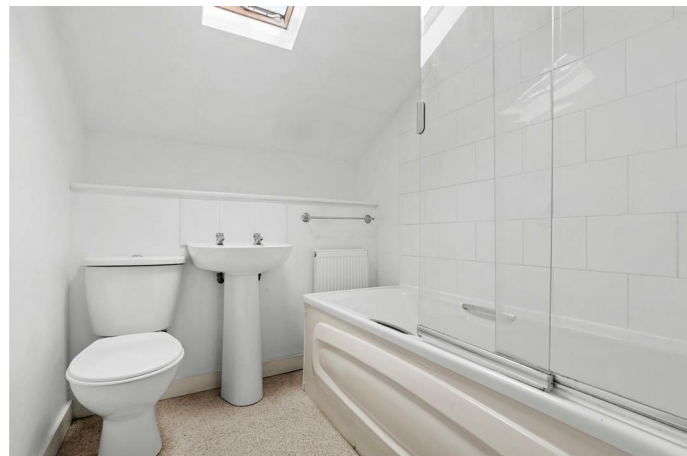
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### Useful Information:

Tenure: Freehold

EPC Rating: F

Council Tax Band: B





### Ground Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



### First Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



Total area: approx. 65.3 sq. metres (702.9 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:

15'9" x 9'3"

KITCHEN:

11'7" x 7'4"

BEDROOM 1:

13'0" x 9'3"

BEDROOM 2:

11'3" maximum x 6'4"

BATHROOM:

6'4" x 5'8"

### 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:

Address:

32 Sidbury, Worcester, WR1 2HZ

tel: 01905 612266

worcester@allanmorris-worcester.co.uk

www.allan-morris.co.uk