



Allan Morris  
estate agents  
FOR SALE  
01905 81000

**Allan Morris**  
estate agents

Diglis Road, Worcester

## 42 Diglis Road, Worcester. WR5 3BW

### Features

- INVESTORS ONLY - £750 PCM RENTAL
- Ground floor Apartment
- Independent access
- Open plan Living
- Allocated parking space
- Close proximity to City centre & Diglis Marina
- Great 1st time buy

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**\*INVESTORS ONLY\*** A self contained one bedroom ground floor Apartment, situated within close proximity to Diglis Marina and the City centre benefiting from an allocated parking space and No Onward Chain.

Accommodation comprising: Entrance Hall with useful storage cupboard, open plan Kitchen and Living Room, Bedroom and Bathroom.

Outside: Allocated parking space accessed via The Wharf carpark.

### LOCATION:

The property is situated within the ever popular Diglis area of Worcester close to a Public House, City centre and riverside walks.





### Directions:

From the Allan Morris office in Sidbury, proceed for a short distance along the A38 Bath Road and turn right into Diglis Road. Continue along, where 42 Diglis Road can be found on the right hand side.

WAM 7154



### Useful Information:

Tenure: Leasehold

EPC rating: C

Council Tax Band: B

GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 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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### Floorplan Measurements:

LIVING ROOM AREA:

14'0" x 14'0"

KITCHEN:

11'10" x 6'6"

BEDROOM 1:

12'8" x 9'7"

BATHROOM:

7'5" 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:

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