



**Allan Morris**  
estate agents

**Basin Road, Diglis, Worcester.**

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

### Features

- 2 Bedrooms + 2 Bathrooms
- Deceptively spacious
- Allocated parking
- Waterside
- Close to City centre
- Rear sun terrace

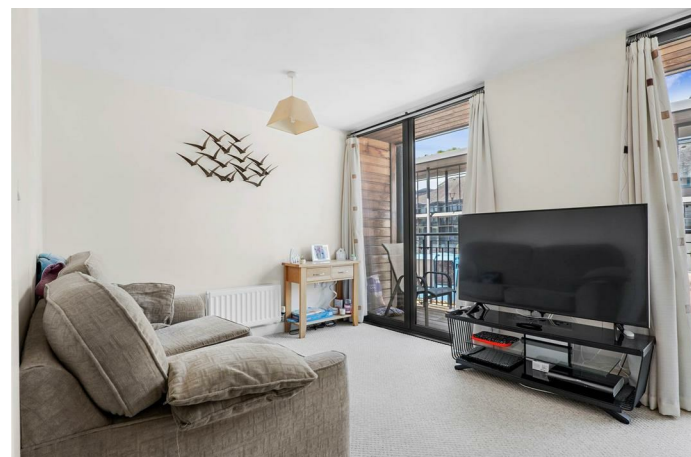
A contemporary and deceptively spacious waterside mews property, situated in the heart of Diglis, offering light and airy accommodation, as well as modern ease of maintenance.

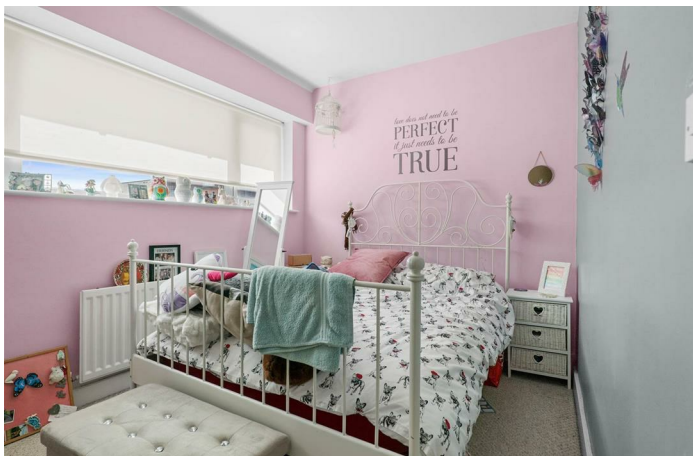
Accommodation briefly comprises: Entrance Hall, Kitchen/Diner, W.C. and Sitting Room with canal side terrace to rear. On the first floor: Landing, Bedroom 1 with En-Suite Shower Room, Bathroom and Bedroom 2 with wardrobe.

Outside: Rear terrace overlooking finger wharf and allocated parking.

### LOCATION:

The property is located within the Diglis area, with glorious riverside walks and extensive parks. Worcester City centre is also within easy reach as well as motorway links via Junction 7 of the M5 Motorway.





### 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 24 can be found on the right hand side in an elevated position, as indicated by our For Sale board.

WAM 7025

### 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:

SITTING ROOM:  
15'8" x 9'11"

KITCHEN / DINER:  
13'6" x 7'11"

BEDROOM 1:  
11'7" x 9'11"

BEDROOM 2:  
15'7" x 8'2"

## 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