



**Connells**

Bridge View House Woodhouse Close  
Worcester





## Property Description

A two bedroom first floor apartment, within the sought after Diglis area. The property is being offered with NO ONWARD CHAIN!

The property briefly comprises; entrance hall, open plan kitchen/dining/living room, bathroom, two bedrooms with an en-suite off the master room. The property further benefits from a balcony and an allocated parking space,

## Area Description

Diglis is a desirable location which has undergone major development in recent years and now has community of its own it benefits from having playing fields, gym, a hotel and pub; this thriving community is very sought after due to its close proximity to the City Centre; take a short canal side stroll into the heart of Worcester and take advantage of a variety of large High Street brands, as well as lots of boutiques and independent retailers. Within the High Street there are many restaurants, pubs and wine bars.

Junction 7 of the M5 motorway is only a short drive away (approximately 3 miles) and the city also benefits from having two train stations at Foregate Street and Shrub Hill. These stations serve Birmingham and are also on a direct line to London Paddington.

Education within the city centre comprises a variety of schools, including Stanley Road, St Georges RC, Cherry Orchard Primary School and Blessed Edward Secondary School to name a few. Worcester also boasts some well-regarded Private schools including Kings and Royal Grammar School as well as the University which is well known for its teaching and sporting degrees in addition to its research work.

## Ground Floor

### Communal Entrance

Stairs and a lift to the second floor.

Door to the hallway.

## Second Floor

### Entrance Hall

Spotlights, telecom entry, radiator, telephone point and carpet flooring.

Door to a built in cupboard.

Doors to the lounge, bedrooms and the bathroom.

### Lounge/ Diner

13' Max x 16' 1" Max ( 3.96m Max x 4.90m Max )

Double glazed french doors to the balcony, further double glazed double window to the Juliet balcony. two ceiling light points, television point, telephone point and carpet flooring.

Open to the kitchen.

### Kitchen

10' x 7' 1" ( 3.05m x 2.16m )

Fitted wall and base units with matching splashback, stainless steel 1 1/2 bowl sink and drainer, integrated dishwasher, washing machine, fridge/freezer, integrated electric oven with four ring gas hob and cooker hood over, GCH boiler, ceiling spotlights and laminate flooring.

### Bedroom One

15' 10" max x 9' 5" max ( 4.83m max x 2.87m max )

Double glazed double window with Juliet balcony, ceiling light point, radiator, television point and carpet flooring.

Door to the en-suite.



## En-Suite

White suite; Low flush W.C, pedestal wash hand basin, shower cubicle with tile surround, part tiled walls, extractor, shaver socket, spotlights and laminate flooring.

## Bedroom Two

12' 11" max x 10' 3" max ( 3.94m max x 3.12m max )

Double glazed double window with Juliet balcony, ceiling light point, radiator and carpet flooring.

## Parking

One allocated parking space.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/WOR314686](https://www.connells.co.uk/Property/WOR314686)**

This is a Leasehold property with details as follows; Term of Lease 130 years from 20 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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