



Diglis Avenue Worcester

Asking Price: £260,000

- RIVERSIDE PROPERTY with stunning views capturing the evening sunset
- Two bedroom terrace house
- Original features throughout the property
- Open plan living room and dining room
- Kitchen fitted with range of 'shaker style' units
- Front garden overlooking the river
- Sought after river and city centre location
- ****THIS PROPERTY CAN BE VIEWED 7 DAYS A WEEK****

Nigel Poole
& Partners

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Worcester

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****TWO BEDROOM TERRACE PROPERTY WITH RIVERSIDE VIEWS**** Open plan living/dining room with views over the river; kitchen with integrated oven and hob; two double bedrooms with wooden flooring and cast-iron fireplaces; bathroom. Low maintenance rear garden. Positioned on the banks of the River Severn in the heart of historic Worcester. Just a 10-minute walk to the city centre and the historic Friar Street and New Street where two of Worcester's oldest and most historic pubs are located and extensive amenities. With easy access to the motorway, Worcester train station and Worcestershire Parkway station.

Front

Riverside front with elevated garden laid to lawn.



Entrance Porch 4' 0" x 2' 11" (1.22m x 0.89m)

Composite door leading to the entrance porch. Wooden and glazed door to the open plan living and dining room.

Kitchen 16' 0" x 8' 3" (4.87m x 2.51m) Max

Double glazed window to the rear and side aspect. Double glazed sky light. Composite obscure double glazed door to the side aspect. Range of wall and base units with wood effect work top. Stainless steel sink with drainer and mixer tap. Tiled splash back. Integrated electric oven with gas hob and extractor fan. Space for fridge freezer. Space and plumbing for washing machine and slim line dishwasher. Central heated ladder rail.

Living/Dining Room 24' 7" x 13' 10" (7.49m x 4.21m) max

Double glazed bay window to the front aspect overlooking the river. Double glazed window to the rear aspect. Gas living flame fire. Arch to the dining room and feature arch fireplace. Wood effect flooring. Door to under stairs cupboard. Wooden and glass door to the kitchen. Radiator. Stairs rising to the first floor.



Bedroom One 13' 11" x 8' 3" (4.24m x 2.51m)

Double glazed window to the front aspect. Cast iron feature fireplace. Pendant light. Wooden flooring. Radiator.



Bathroom 8' 3" x 6' 11" (2.51m x 2.11m)

Double glazed window to the rear aspect. Panelled bath with hot and cold taps. with tiled walls. Pedestal hand wash basin with tiled splash back. Low level w.c. Cupboard housing the gas fired Worcester boiler. Access to the loft.



Bedroom Two 11' 7" x 7' 10" (3.53m x 2.39m)

Double glazed window to the rear aspect. Cast iron feature fireplace. Pendant light. Wooden flooring. Radiator.



Garden

Low maintenance rear garden.



Included in the Sale:

Are all kitchen white goods: Fridge/freezer; dishwasher and washing machine.

Disclaimer:

This property is close to the River Severn and has flooded a number of times. However, the vendor has made the downstairs flood friendly with tiled floors/ skirting boards and raised electricity points. The neighbours are actively lobbying to get floor barriers/defences put in place. The current vendor is insured with Admiral and the premium is not excessive (approx. £460 per annum).

Tenure: Freehold

Council Tax Band: C

Mobile and Broadband information

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR1 2NS



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