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 **MAYFAIR**
OFFICE GROUP

2 Lock Cottage, Diglis Dock Road, Diglis, Worcester. WR5 3BS

Guide Price £335,000

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Wake up to stunning river views every morning in this charming Grade II Listed cottage, a meticulously presented property on Diglis Island that is not just a home, but a lifestyle, offering an idyllic escape yet just a 20 minute riverside walk into the City.

Accommodation briefly comprises: Snug with feature fireplace, spacious Inner Hall with log burner, downstairs Cloakroom, spacious Lounge/Diner with stunning outlook over the river to the rear, contemporary Kitchen with fitted appliances, to include 2 ovens, induction hob, full height fridge, full height freezer and useful Pantry/Utility Cupboard. On the first floor: Master Bedroom with view over river to the rear and En-Suite Bathroom, Bedroom 2 with windows to front aspect overlooking the river, fitted wardrobe and En-Suite Shower Room. Access from Landing to useful Loft Space with Velux window, which would be suitable for conversion into Office/further accommodation.

Outside: The property benefits from allocated parking for 2 vehicles, located within a secure compound. To the front is pretty cottage garden, with wrought iron fencing. To the rear is delightful fully enclosed garden, with patio and artificial lawned areas, offering a wonderful degree of privacy with fabulous outlook to the river.

AGENT'S NOTES: 1. The property benefits from underfloor heating throughout the ground floor, radiators to the 1st floor and zonal heating. 2. There is the benefit of gravity fed air source heat pump. 3. Furniture in the property can be made available via separate negotiation.

Snug: - 3.28m x 2.9m (10'9" x 9'6")

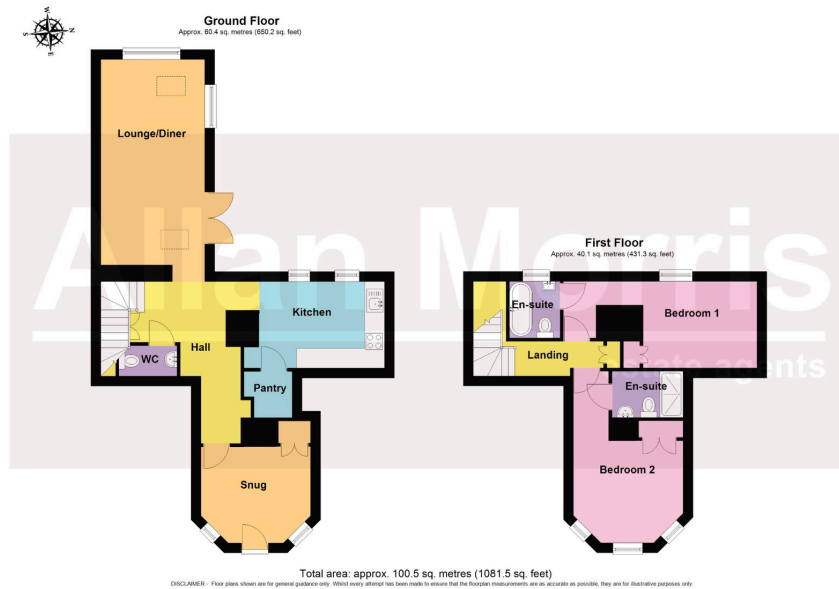
Kitchen: - 3.84m x 2.62m (12'7" x 8'7")

Lounge/Diner: - 6.15m x 3.07m (20'2" x 10'1")

Bedroom 1: - 3.76m x 2.82m (12'4" x 9'3") **En-Suite Bathroom:** - 1.73m x 1.55m (5'8" x 5'1")

Bedroom 2: - 3.48m x 3.38m (11'5" (to rear of wardrobe) x 11'1") **En-Suite Shower Room:** - 2.24m x 1.37m (7'4" x 4'6")





- Charming Grade II Listed terrace Cottage
- Extended living accommodation
- 2 En-Suites
- Enclosed private garden
- Stunning river views
- ideal for holiday let
- 2 Bedrooms
- Secure off road parking for 2 vehicles
- Unique convenient location
- Council Tax Band: B

