



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

19 Portland Walk, Diglis, Worcester. WR1 2NR

£300,000

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An opportunity to acquire a well presented three bedroom Town House, situated within easy reach of Worcester city centre.

Accommodation briefly comprises: Entrance Hall with Utility space off, downstairs Cloakroom and spacious open-plan Kitchen/Diner with double opening French doors to the rear giving access out to courtyard area. On the first floor: Living Room with Juliette balcony, double Bedroom and Family Bathroom. On the second floor: Two further Bedrooms.

Outside: To the rear is private patio area, opening out onto communal garden. The property further benefits from secure underground allocated parking space.

#### LOCATION:

The property is located in the vibrant Diglis area close to riverside walks and benefiting from popular Public House, Gym, Cafe, as well as being within easy walking distance of Worcester City centre itself, offering a wide range of amenities.

**Living Room:** - 4.34m x 3.38m (14'3" x 11'1")

**Kitchen / Diner:** - 5.59m x 3.38m (18'4" x 11'1")

**Utility Room:** - 1.8m x 1.17m (5'11" x 3'10")

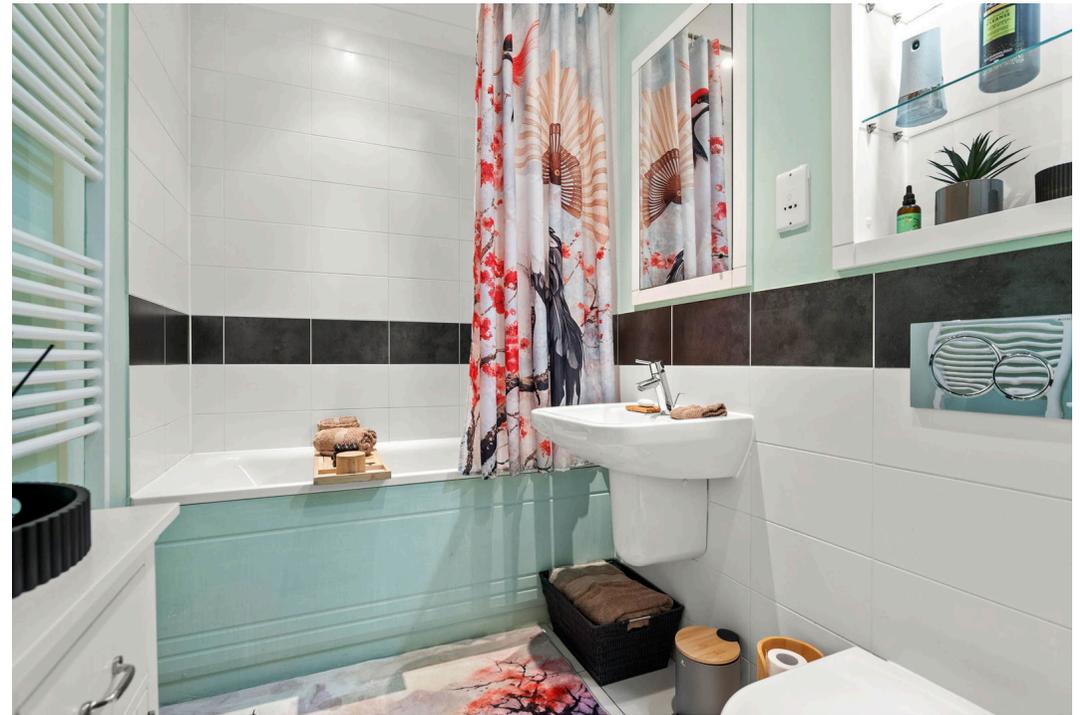
**Cloakroom:** - 1.8m x 1.7m (5'11" x 5'7")

**Bedroom 1:** - 4.62m x 3.38m (15'2" x 11'1")

**Bedroom 2:** - 3.38m x 3m (11'1" x 9'10")

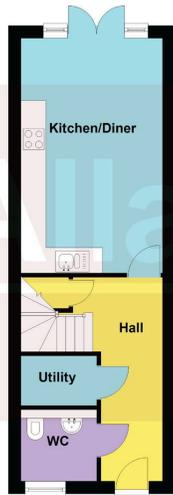
**Bedroom 3:** - 3.38m x 2.84m (11'1" x 9'4")

**Bathroom:** - 2.31m x 1.78m (7'7" x 5'10")

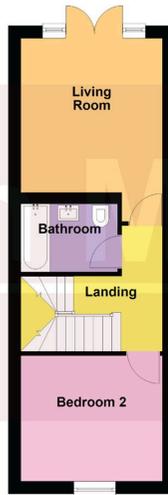




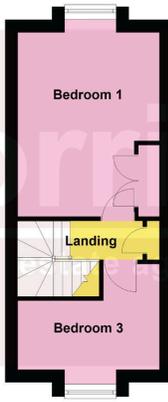
**Ground Floor**  
Approx. 35.7 sq. metres (383.8 sq. feet)



**First Floor**  
Approx. 35.7 sq. metres (383.8 sq. feet)



**Second Floor**  
Approx. 27.9 sq. metres (300.8 sq. feet)



Total area: approx. 99.3 sq. metres (1068.4 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.

- 3 Bedroom Town House
- Courtyard style garden
- Secure underground parking
- Within easy reach of city centre
- NO ONWARD CHAIN
- Council Tax Band: C

