



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

55 Albion Mill, Portland Street, Diglis, Worcester. WR1 2NY

£375,000

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A stylish City Centre Townhouse situated on the waterfront, a stone's throw from the City and Riverside, benefiting from parking for two vehicles and garden/sun terrace.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Utility, spacious Kitchen/Diner with integrated appliances, French Doors leading to Garden/Sun Terrace. On the first floor; Sitting Room with door onto Balcony overlooking the canal, Bedroom Three and Family Bathroom. On the Second floor: Master Bedroom with fitted wardrobes & En-Suite Shower Room and Bedroom Two.

Outside: To the front of the property is allocated parking for two vehicles. South-Easterly facing Terrace with views over the canal and additional first floor balcony.

LOCATION: Situated in the very desirable Diglis Waterside development, within easy walking distance of Diglis Basin, the Riverside and Worcester City, with all its amenities, local schooling and easy access to major transport links.

**Kitchen/Diner/Family Room - 6.3m x 4.29m (20'8" x 14'1")**

**Lounge - 4.37m x 3.56m (14'4" x 11'8")**

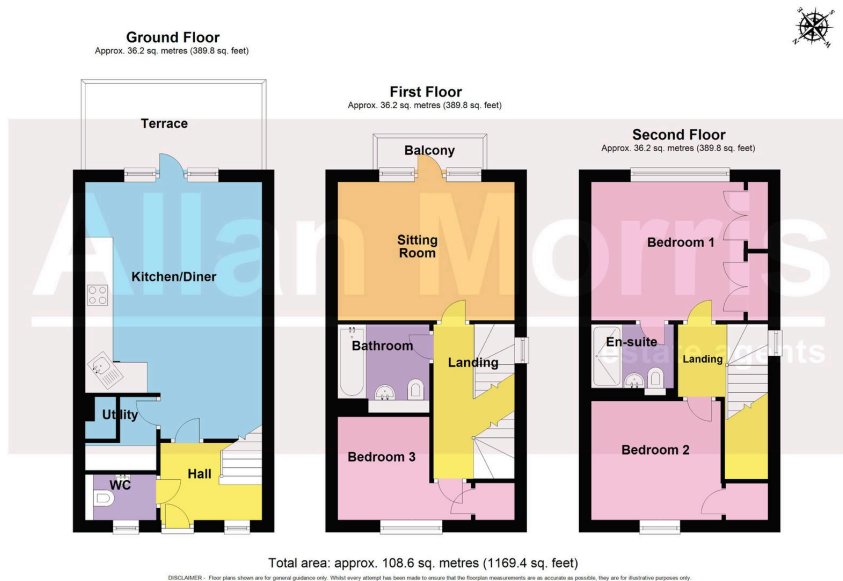
**Utility Room - 1.8m x 1.8m (5'11" x 5'11")**

**Master Bedroom - 3.66m x 3.61m (12'0" x 11'10")**

**Bedroom 2 - 3.23m x 2.97m (10'7" x 9'9")**

**Bedroom 3/Study - 3.28m x 2.54m (10'9" x 8'4")**





- Allocated Parking for Two Cars
- Private Garden/Sun Terrace
- Beautifully Presented
- City Centre Location
- Canalside Living
- Super Open Plan/Kitchen/Dining/Living Room onto Terrace



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	