

FOR SALE



The Wharf, Diglis Road

2 Bedrooms, 2 Bathroom, Ground Floor Flat

Asking Price Of £215,000

MARTIN&CO



- Sought After Location
- Walking Distance to Train Station
- Canal Side
- Allocated Parking
- Easy Access to M5
- Two Double Bedrooms
- Master with En -Suite

KEY POINTS Gas-fired Central Heating
 Potterton Combination Boiler
 PVC Double Glazing
 Allocated Parking Space
 Video Security Intercom
 Canalside Views
 Council Tax Band C
 EPC Rating Band C
 Leasehold Tenure. Owner is in process of extending the lease, details to be confirmed.

INCLUSIONS Carpets & curtains, as fitted
 Integrated fridge & freezer
 Built-in electric oven, 4 ring gas hob & cooker hood
 Dishwasher and washer/dryer

HALL 3.59m x 1.09m < 2.94m (11'9" x 3'6" < 9'7")

OPEN PLAN FITTED KITCHEN & LIVING ROOM

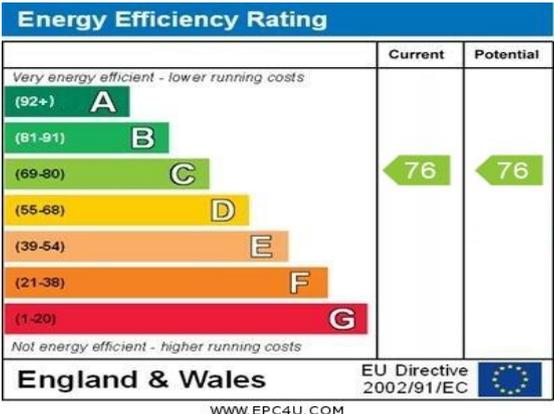
FITTED KITCHEN AREA 3.44m x 2.91m (11'3" x 9'6")

LIVING ROOM AREA 4.39m x 3.17m (14'5" x 10'5")

BEDROOM ONE 3.94m x 3.16m < 3.77m (12'11" x 10'4" < 12'4")

EN SUITE SHOWER ROOM 2.26m x 1.16m < 1.56m (7'5" x 3'9" < 5'1")

BEDROOM TWO 4.64m x 2.62m (15'2" x 8'7")





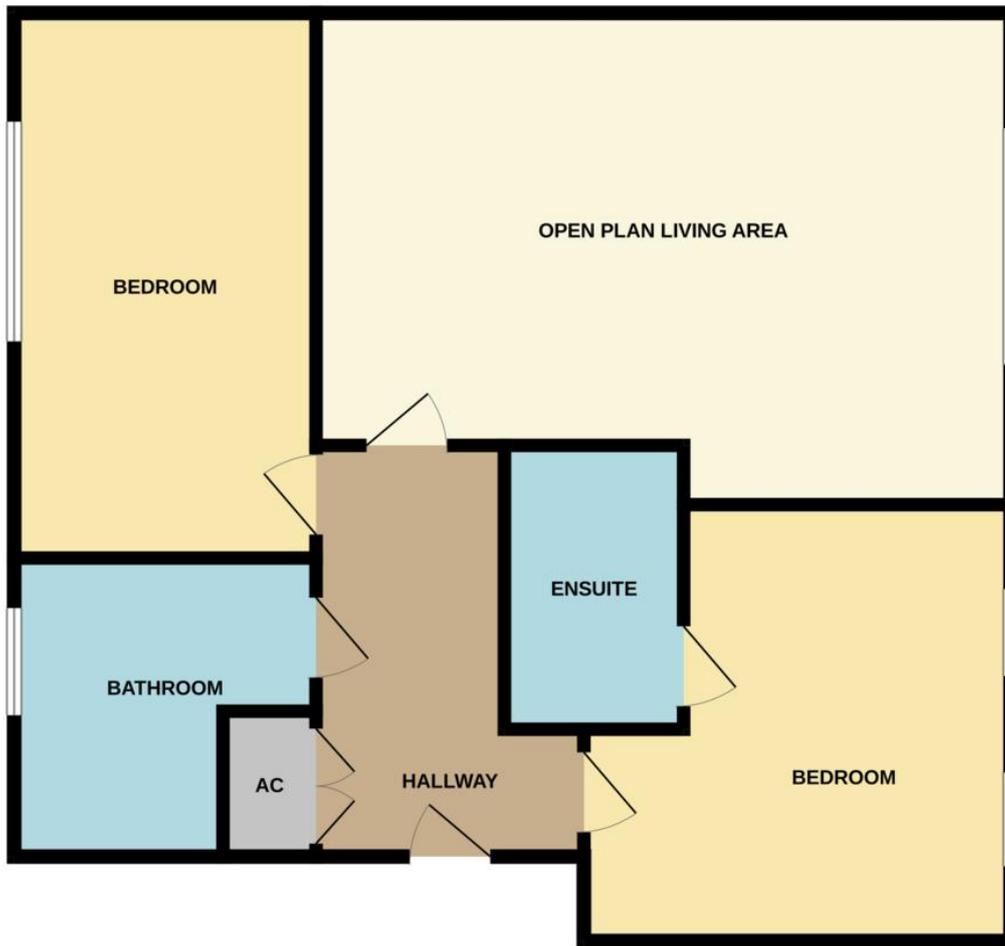
BATHROOM 2.36m x 1.59m < 2.59m (7'9" x 5'3" < 8'6")

OUTSIDE

ALLOCATED PARKING SPACE No11



GROUND FLOOR



Martin & Co Worcester

45 Foregate Street • Worcester • WR1 1EE
T: 01905 619890 • E: worcester@martinco.com

01905 619890

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.