



Allan Morris
estate agents

Albion Mill, Portland Street,
Worcester.

**52 Albion Mill, Portland Street,
Worcester. WR1 2NY**

Features

- WATER SIDE LOCATION
- PRIVATE SUN TERRACE
- 2 PARKING SPACES
- SOUGHT AFTER DIGLIS LOCATION
- CLOSE PROXIMITY TO CITY CENTRE
- BEAUTIFULLY PRESENTED

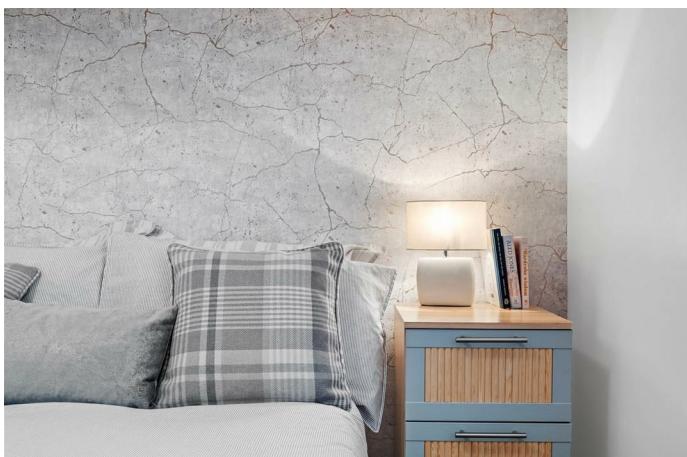
A very well presented and deceptively spacious end of terrace Town House with water frontage, situated within the popular Diglis area, close to Worcester City centre and all amenities, off road parking, water side sun terrace.

Accommodation comprising: Entrance hall, downstairs Cloakroom, modern style open plan Kitchen Breakfast Room, Utility. To the first floor: Bedroom, useful storage cupboard, Bathroom and Sitting Room with elevated canal views and balcony. To the second floor: Master Bedroom with built-in wardrobes and En-Suite Shower Room and a further Bedroom.

Outside: Sun terrace to the rear and further balcony off Sitting Room and two property adjacent parking spaces.

An early viewing is recommended to appreciate the size and location of the property.





Directions:

From the Worcester office of Allan Morris, proceed along the A38 Bath Road and turn right into Diglis Road. Turn immediately right onto Mill Street. Continue along and turn left into Portland Street and then take the second left underneath the arch, where number 52 can be found straight ahead of you on the left hand side.

WAM 6650

Useful Information:

Tenure: Leasehold

EPC rating: C C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be eluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Floorplan Measurements:

SITTING ROOM:
14'5" x 11'10"

KITCHEN BREAKFAST ROOM:
20'8" x 14'1" maximum

UTILITY ROOM:
5'11" x 5'8"

BEDROOM 1:
11'16" x 11'11"

BEDROOM 2:
10'5" x 9'7"

BEDROOM 3:
8'4" x 7'5"

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ