



58 Portland Street, Diglis,  
Worcester WR1 2NW



A refurbished & beautifully presented Victorian home, set within Diglis. The property is conveniently located for riverside walks, Good Roots coffee shop, the city centre & an array of bars & restaurants. There is also a useful residents permit parking scheme in place.

This two double bedroom house comprises; doorway into the living room which has a feature fireplace, wood effect flooring & access into the breakfast kitchen. Between the kitchen & living room, the stairs rise to the first floor landing.

From the kitchen is the door down to the useful cellar & access out to the landscaped rear garden. The contemporary kitchen has a range of base & wall units, sink & drainer, oven & 4 ring gas hob with an extractor, breakfast bar, integrated dishwasher & washing machine and a built-in wine cooler.

To the first floor landing are the two bedrooms & the shower room, all of which have been beautifully finished.

Externally there is a decked area for seating & entertaining & an area laid to artificial lawn, which is fenced & enclosed.

The residents parking scheme is operated by the local council & is a nominal fee for multiple vehicles.

Worcester has a wide range of shops, cafes, fine dining, bars, the newly opened Pistons Gin distillery, two train stations with direct links to London Paddington & a range of local schooling.

FREEHOLD

Council Tax Band A, via Worcester city council.








**Agents Note**

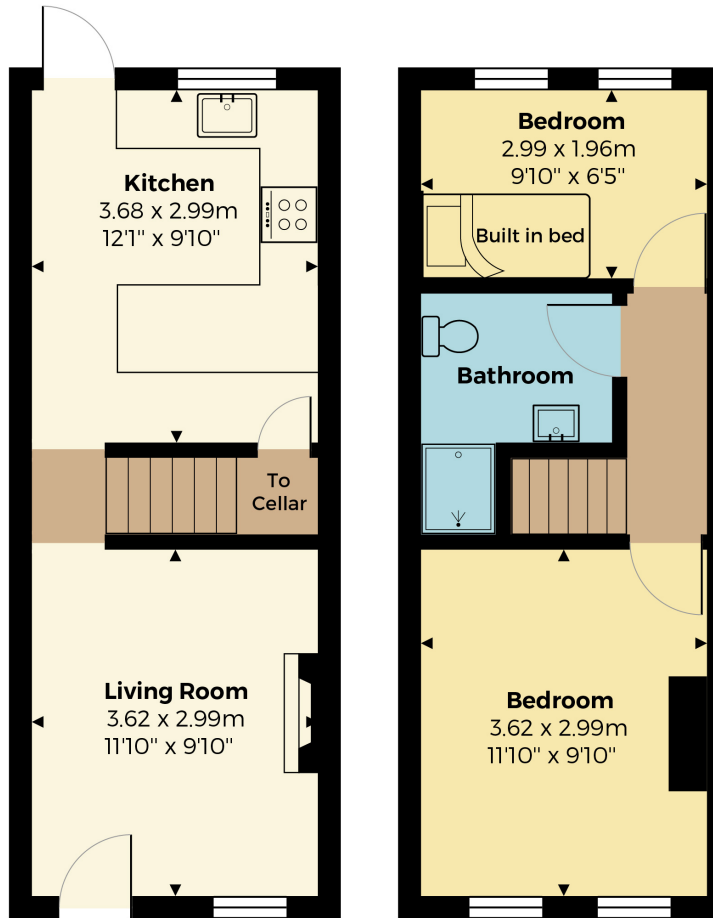
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

**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. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.



**Ground Floor**

**First Floor**

All measurements are approximate and for display purposes only

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