



83 Diglis Lane, Diglis, Worcester  
WR5 3DQ



A bay-fronted Victorian end of terrace home with off road parking & views over playing fields to the front.

This two bedroom home is walking distance of the city centre, local nature reserves & river-side eateries & falls within catchment of Cherry Orchard & Nunnery Wood schools.

Comprising: entrance vestibule with access through into the living room, which has a bay window & a feature fireplace. From the living area is a useful storage cupboard & access into the dining room, where the stairs rise to the first floor. There is a door out to the rear garden & access into the kitchen, which has a range of base & wall units, sink & drainer, oven, hob & extractor, space for white goods & door to the garden.

To the first floor, the landing leads to the two bedrooms & the bathroom. The main bedroom over-looks the fields to the front.

Externally, there is off road parking to the front, via the useful driveway & an enclosed, low maintenance garden to the rear.

The house is conveniently located for both the city centre & the M5, as well as two train stations located in the city, both with direct links to London stations, as well as the recently opened Worcestershire Parkway being 4 miles away. Worcester itself has a wide range of amenities - bars, pubs, restaurants, cafes, shops, supermarkets & retail parks.







### 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 condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

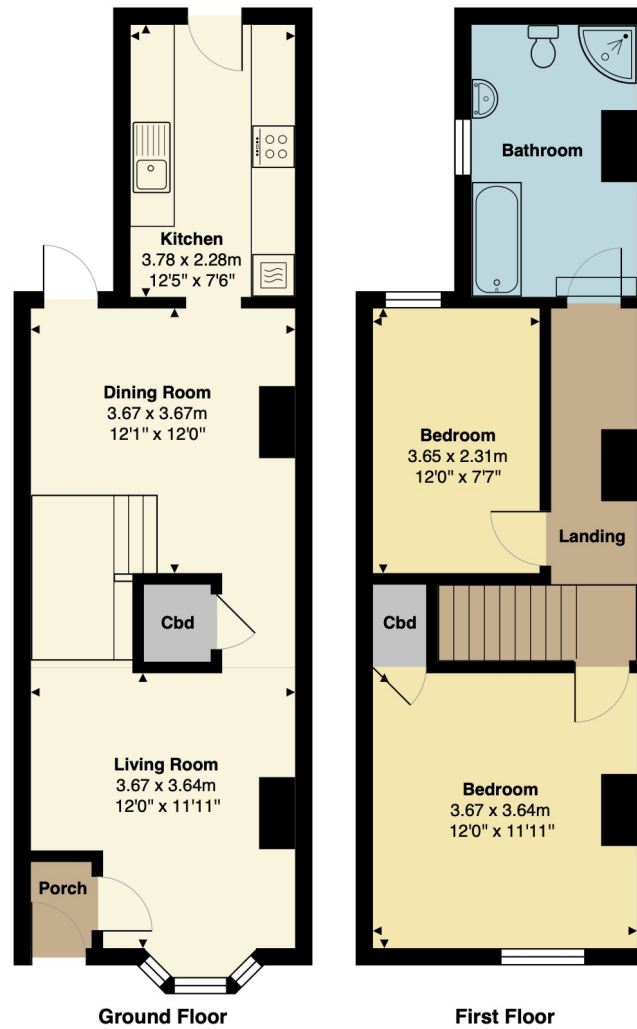


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</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.

All measurements are approximate and for display purposes only



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