



Diglis Lane



# Diglis Lane

Worcester

Offers in Region of £250,000

This charming period terrace home positioned opposite Diglis playing fields providing good access to the city centre is this two bedroom home. The property comprises of sitting room, dining room, kitchen, rear reception room. To the first floor are two bedrooms and bathroom. Outside there is parking to front of the property for one vehicle and a pleasant rear garden. A viewing is highly recommended to appreciate the finish of the property.

## We've Noticed

- **Period terrace property**
- **Two bedrooms**
- **Driveway**
- **Three reception rooms**
- **Good access to city centre and playing fields**



## Entrance

Through front entrance door into living room.

## Living Room

With front aspect double glazed window, radiator, log burner, and door into inner hall with stairs to first floor and door into dining room

## Dining Room

With radiator, door to storage cupboard, rear garden and opening into kitchen.

## Kitchen

With matching wall and base units works surfaces over, sink with mixer tap over, space and plumbing for a dishwasher as well as a washing machine, integrated grill, oven and induction hob. Cupboard housing combination boiler.

## Rear Reception Room

With skylight window and double doors opening to the rear garden.

## First Floor Landing

With doors into bedrooms and bathroom.

## Bedroom 1

With front aspect double glazed window, radiator and built-in storage.

## Bedroom 2

With rear aspect double glazed window.

## Bathroom

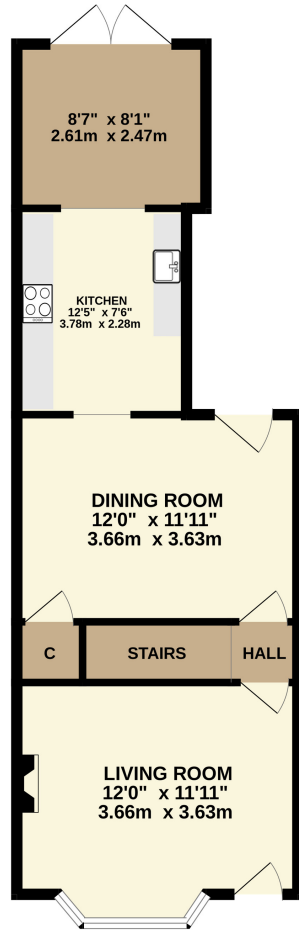
With rear aspect double glazed window, heated towel rail, WC, wash hand basin, shower and roll top bath.

## Outside

The property is approached via a driveway providing parking for one vehicle. To the rear is a pleasant rear garden laid to block paving with flower beds, shrubs, tree and fenced boundaries.



GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.7 sq.m.) approx.

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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

www.hillsestateagents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

