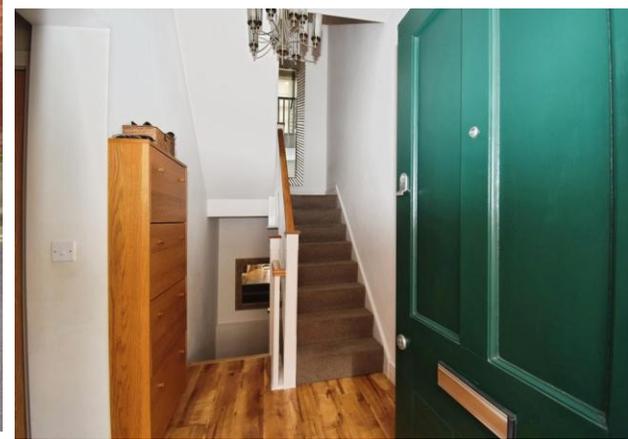


FOR SALE



Mill Street, Diglis, Worcester, WR1 2NH
£300,000

MARTIN&CO



Mill Street, Diglis, Worcester, WR1 2NH

3 Bedrooms, 2 Bathroom

£300,000

- Converted from a period mill
- 3 storey town house
- 1,325sqft
- 979 year lease
- 3 double bedrooms

KEY FACTS Converted from period mill in 2006
1,325sqft accommodation
999 year lease with 979 years remaining
Ground rent £100pa
Service charge £793.69 for 6 months to 30/06/2026
Council tax band D
Energy Performance Certificate band D
Gas-fired central heating
Worcester boiler
Wood framed double glazing
Carport

INCLUSIONS Floor coverings as fitted
Blinds as fitted
integrated dishwasher
Built-in electric oven, induction hob & cookerhood
Built-in wardrobes in all bedrooms

GROUND FLOOR

RECEPTION HALL 1.88m < 4.43m x 1.71m < 3.06m
(6'2" < 14'6" x 5'7" < 10")

FITTED CLOAKROOM 1.70m x 1.00m (5'6" x 3'3")

FITTED KITCHEN DINER 4.30m x 3.55m (14'1" x 11'7") BUILT-IN PANTRY 1.02m x 0.89m (3'4" x



2'11")

LOUNGE 4.37m x 4.00m (14'4" x 13'1")

LOWER GROUND FLOOR

HALL 2.47m < 3.32m x 1.68m (8'1" < 10'11" x 5'6")

BUILT-IN UTILITY CUPBOARD 1.76m x 0.68m (5'6" x 2'3")

BEDROOM ONE 4.05m x 3.22m < 4.54m (13'3" x 10'6" < 14'10")

EN SUITE SHOWER ROOM 2.07m x 1.21m (6'9" x 4'0")

FIRST FLOOR

LANDING 2.01m < 4.33m x 1.60m < 2.88m (6'7" < 14'2" x 5'3" < 9'5")

BEDROOM TWO 4.24m x 3.91 (13'11" x 12'10")

BEDROOM THREE 4.56m x 2.38m (14'11" x 7'10")

FAMILY BATHROOM 3.56m x 1.30m < 1.59m (11'8" x 4'3" < 5'2")

OUTSIDE

CARPORT 4.64m x 3.54 < 3.97m (15'3" x 11'7" < 13'0") With a built in store cupboard

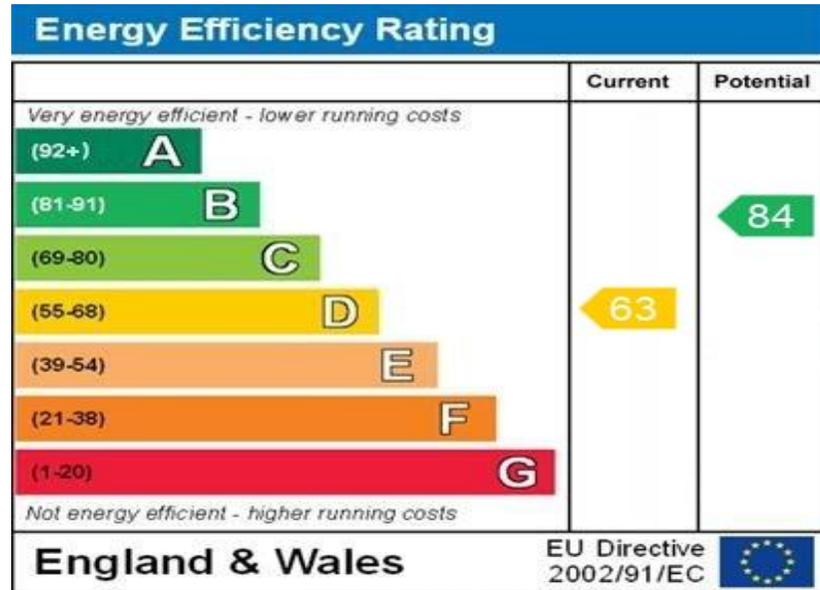
PARKING Residents' permits for on street parking are available to purchase from the local authority.

LEASE TERMS 999 year lease with an unexpired term of approximately 979 years at a ground rent, currently £100.00pa

SERVICE CHARGE £793.69 for the 6 months to 30/06/2026. The service charge includes an annual contribution to the reserve fund of £500; buildings



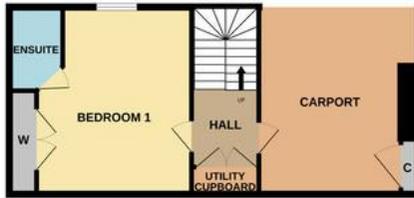
insurance; general maintenance of the communal areas; and the annual management fee.



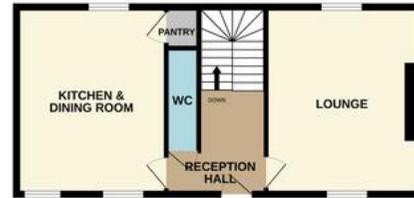
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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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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 form 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.