



Hands Orchard, Pershore, WR10 3DZ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** NO ONWARD CHAIN *** Nestled in the charming village of Great Comberton, this delightful mid-terrace house on Hands Orchard offers a perfect blend of comfort and convenience

With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The large lounge provides a welcoming atmosphere, the property also boasts a kitchen diner which leads onto a separate utility and a downstairs WC.

One of the standout features of this home is the generous driveway, which accommodates up to three/four vehicles, ensuring ample parking for residents and visitors alike. Additionally, a separate garage offers further storage solutions or the potential for a workshop.

Situated in a sought-after village location, this property benefits from a peaceful environment while still being within easy reach of local amenities. Great Comberton is known for its community spirit and picturesque surroundings, making it an ideal place to call home.

In summary, this mid-terrace house on Hands Orchard presents an excellent opportunity for those looking to settle in a desirable area, with spacious living areas, ample parking, and a welcoming community atmosphere. Do not miss the chance to make this lovely property your own.





Great Comberton

Great Comberton sits at the foot of Bredon Hill, within the Cotswolds Area of Outstanding Natural Beauty, and is a vibrant and friendly village which consists of many delightful thatched cottages, a village hall and the 14th-century Saint Michael's Church. With the River Avon nearby, the area is well known for its boating, fishing and walking.

The market town of Pershore is Georgian-styled and provides high street shopping facilities and a supermarket together with an indoor market and leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and a town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

Pershore train station or the newly constructed Worcestershire Parkway Station provides links directly to London Paddington or Worcester Shrub Hill travelling on to Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are the historic market town of Evesham, Cheltenham & Worcester.



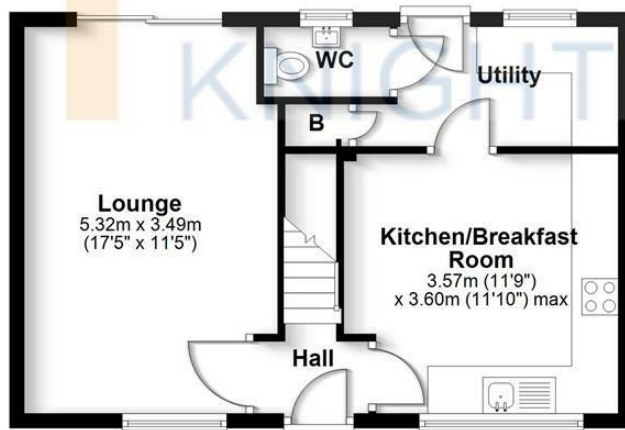




Floorplan

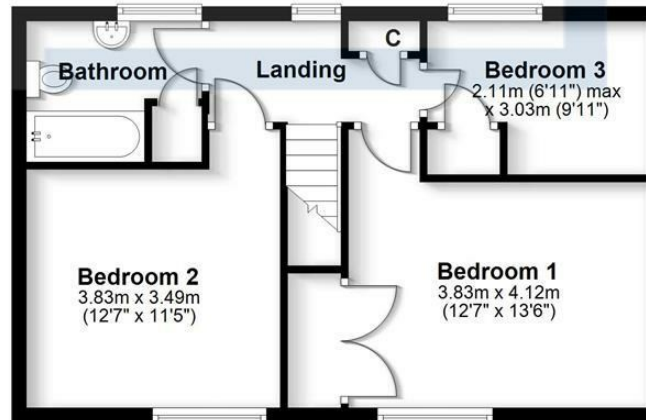
Ground Floor

Approx. 55.3 sq. metres (595.1 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.3 sq. feet)



Total area: approx. 100.7 sq. metres (1084.4 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

Key Features

- NO ONWARD CHAIN
- Family Kitchen Diner
 - Large Lounge
 - Utility Room
- Private Rear Garden
- Off Road Parking for 3+ Cars
- Sought After Village Location
 - VIEWING HIGHLY RECOMMENDED

**Offers In The Region
Of
£315,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Wychavon CC

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
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BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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