



Orchard Drive, Little Comberton, WR10 3EN

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Nestled In the village of Little Comberton, this delightful link detached bungalow on Orchard Drive offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere The kitchen is functional and well-equipped, The layout of the bungalow ensures that every space is utilised effectively, providing a homely feel throughout.

The exterior of the property is equally impressive, featuring a beautifully landscaped front garden that enhances its curb appeal. The large rear garden is a true highlight, offering ample space for outdoor activities or gardening.

Additionally, the property benefits from a single garage and a driveway, providing convenient off-road parking and extra storage space.

This charming village can be found in the county of Worcestershire, nestled at the foot of the northern slopes of Bredon Hill between Pershore and Evesham.

*Agents Note - We have been informed the garage attached to the neighbouring property has some spray foam insulation on the one connected wall, there is none in the internal property *





Key Features

- NO ONWARD CHAIN
- SOUGHT AFTER VILLAGE LOCATION
- LOUNGE
- KITCHEN
- BATHROOM
- 2 BEDROOMS
- VERSITILE PROPERTY WITH SCOPE TO IMPROVE
- DRIVEWAY FOR OFF ROAD PARKING
- SINGLE GARAGE
- VIEWING HIGHLY ADVISED

**Offers Over
£300,000**

EPC Rating - D

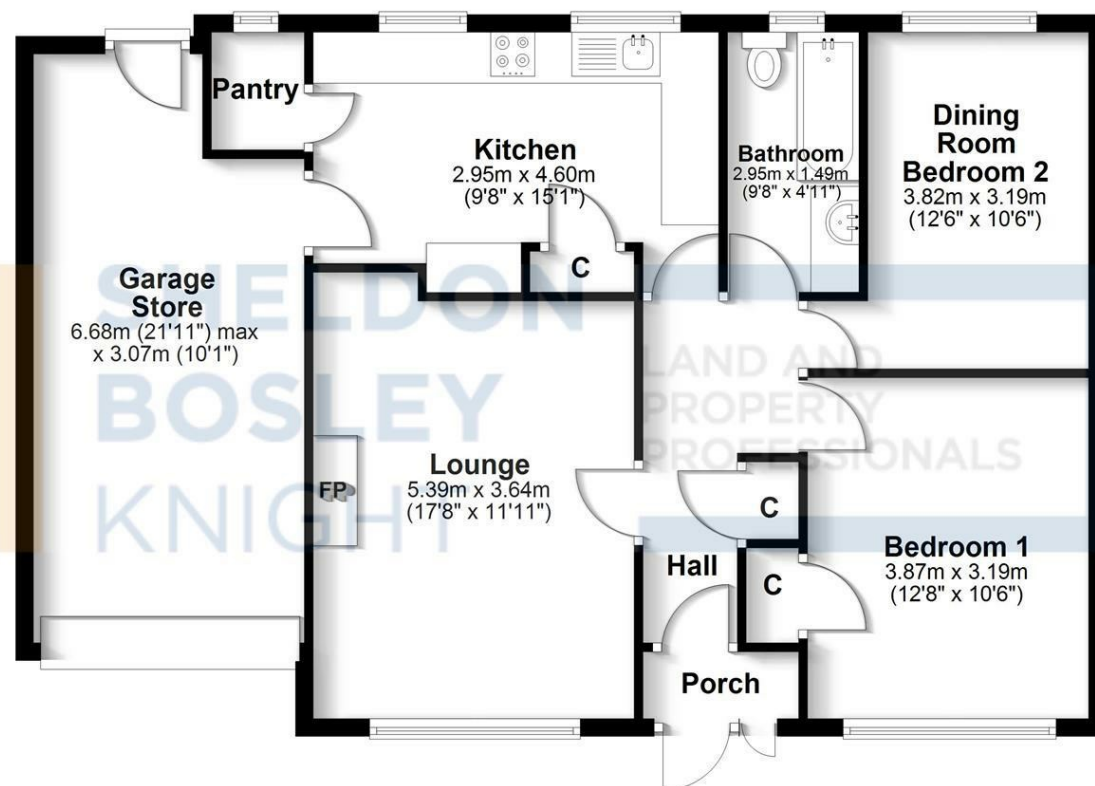
Tenure - Freehold

Council Tax Band - D

Local Authority -
Wychavon CC

Ground Floor

Approx. 90.5 sq. metres (974.0 sq. feet)



Total area: approx. 90.5 sq. metres (974.0 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.

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