



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

11 Orchard Drive, Little Comberton, Pershore, Worcestershire. WR10 3EN

Guide Price £360,000

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NO ONWARD CHAIN A link detached two double bedroom bungalow, offering well presented and well maintained accommodation, with mature private gardens, situated within this highly regarded and sought after village. The location provides easy access to the market town of Pershore, the riverside town of Evesham and national road and rail networks.

Accommodation briefly comprises: Entrance Hall, Reception Hall, Kitchen (refitted), Lounge, Garden Room, two double Bedrooms and refitted Shower Room.

Outside: To the front of the property is a lawned foregarden, with shrub beds and borders, driveway providing off road parking for 2/3 cars, in turn leading to the front door and a single Garage (power, light and rear courtesy door to Garden Room).

To the rear of the property is an enclosed private garden, predominantly laid to lawn with mature shrub beds and borders, paved patio area, backing onto fields/orchard.

Hall: - 4.17m x 1.83m (13'8" x 6'0")

Lounge: - 5.33m x 3.71m (17'6" maximum x 12'2")

Kitchen: - 4.65m x 2.41m (15'3" x 7'11")

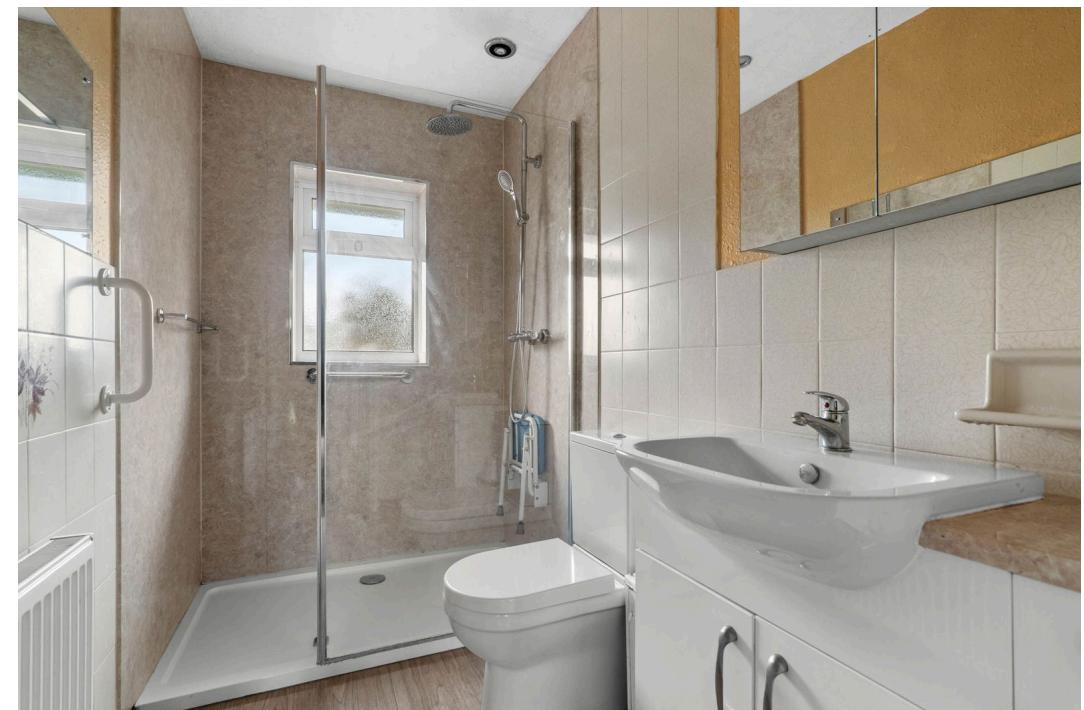
Garden Room: - 5.77m x 2.87m (18'11" x 9'5")

Bedroom 1: - 3.96m x 3.15m (13'0" x 10'4")

Bedroom 2: - 3.81m x 3.15m (12'6" x 10'4")

Shower Room: - 2.84m x 1.47m (9'4" x 4'10")

Garage: - 3.94m x 3m (12'11" x 9'10")





Ground Floor
Approx. 99.3 sq. metres (1068.5 sq. feet)



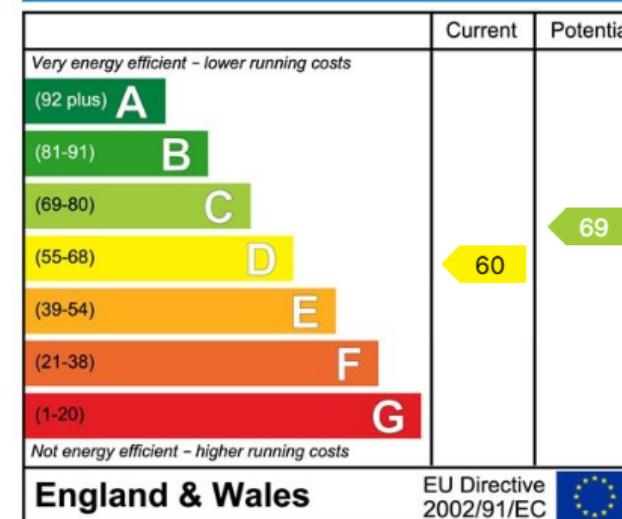
Total area: approx. 99.3 sq. metres (1068.5 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



- Link detached bungalow
- 2 Double Bedrooms
- Lounge and Garden Room
- Refitted Kitchen
- Refitted Shower Room
- Popular sought after village location
- Central heating & double glazing
- Viewing highly recommended
- NO ONWARD CHAIN
- Council Tax Band: D

Energy Efficiency Rating



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