



39 Hands Orchard, Great Comberton

Pershore

Guide Price **£290,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



39 Hands Orchard

Great Comberton, Pershore

- Well-maintained three-bedroom semi-detached property
- Beautifully landscaped rear garden bordering a woodland
- 17'4 x 11'1 living room
- Fitted kitchen/dining room
- Utility room and cloak room
- Three bedrooms and a bathroom
- Communal parking to the rear of the property
- Located in the desirable village of Great Comberton

Tenure: FREEHOLD

EPC Rating: E

Local District Council: Wychavon

Council Tax band: C



Nestled in the sought-after village of Great Comberton, this well-maintained three-bedroom semi-detached home offers comfortable and versatile living in a peaceful setting.

The property features a spacious 17'4 x 11'1 living room, perfect for relaxing or entertaining, and a fitted kitchen/dining room that provides a practical and welcoming space for family meals. A separate utility room and a convenient cloakroom add to the functionality of the ground floor.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

To the rear, the beautifully landscaped garden borders a serene copse, creating a private and tranquil outdoor retreat.

Additional benefits include communal parking to the rear of the property, double glazing throughout and a warm air heating system.

This is a fantastic opportunity to live in a charming village location with countryside walks and a strong community feel, all while being within easy reach of local amenities.

LOCAL AREA

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.



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Hands Orchard

Approximate Gross Internal Area
Ground Floor = 44.8 sq m / 482 sq ft
First Floor = 44.5 sq m / 479 sq ft
Total = 89.3 sq m / 961 sq ft

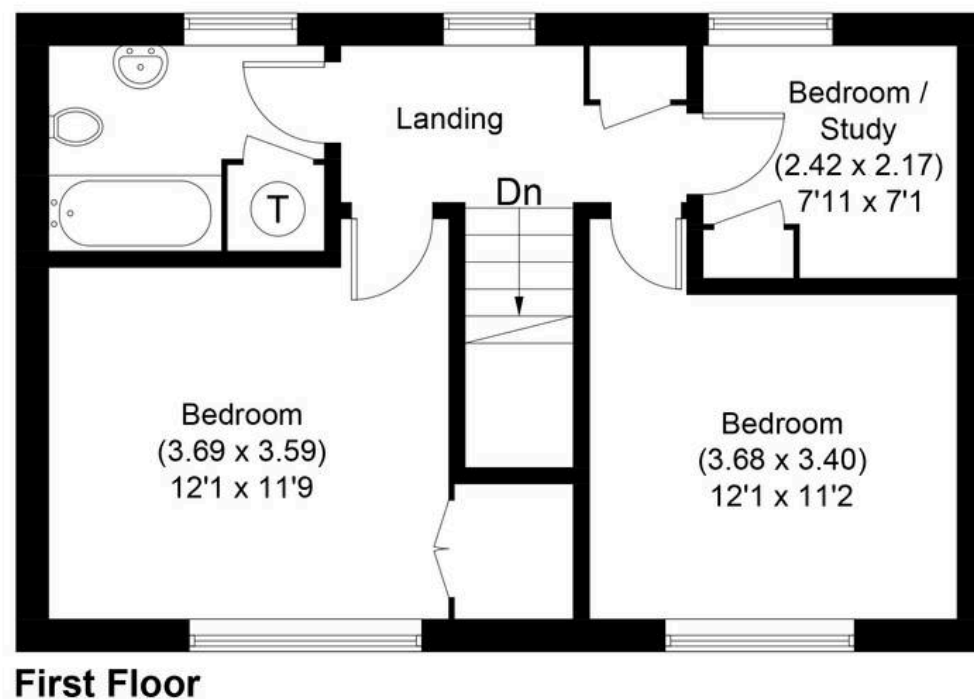
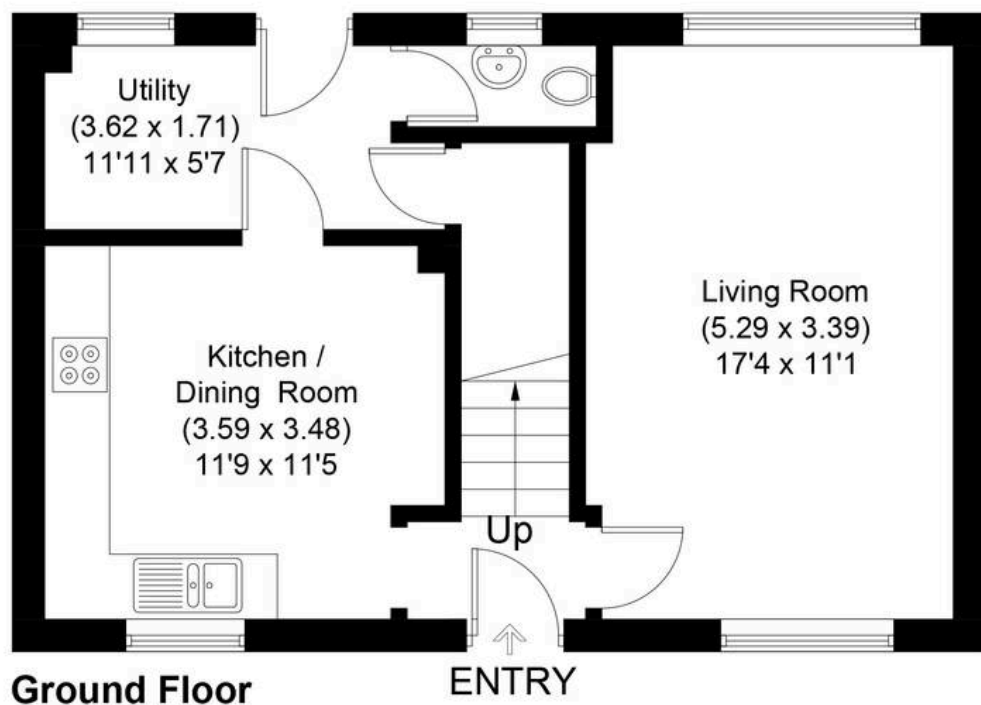


Illustration for identification purposes only, measurements are approximate, not to scale.



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