



19 Orchard Drive, Pershore, WR10 3EN

Offers in excess of £280,000







CHRISTINA  
LEWIS

# 19 Orchard Drive

Pershore, WR10 3EN

- Two double bedrooms
- Chain free
- Private rear garden
- Garage
- Must be viewed
- Highly regarded village location
- Scope to make it your own
- Parking
- The ideal downsize
- Could be extended (STPP)

A chain free bungalow with scope to make it your own.

Nestled within a peaceful and picturesque cul-de-sac, this charming village bungalow is offered to the market with no onward chain. Situated in the heart of the idyllic Little Comberton, the property presents an excellent opportunity for modernisation, allowing its new owner to create a truly personalized home.

The accommodation begins with a welcoming porch that leads to a central hallway, complete with a convenient storage cupboard. The spacious living room enjoys a bright, sunny outlook over the front garden, providing a warm and inviting space. There are two generously sized double bedrooms and a modern, well-appointed shower room.

The kitchen diner is a delightful area overlooking the mature rear garden. It features a range of high-gloss wall and base units, an eye-level double oven, a gas hob, and an extractor fan. Beyond the kitchen is a practical utility room, offering integral access to the single garage.

The rear garden is a true highlight of the property, with open views of the surrounding fields that create a private and tranquil retreat. Mature trees and a dedicated seating area make it an ideal spot for al fresco dining and outdoor relaxation.

The bungalow is approached via a landscaped front garden and a driveway providing off-road parking for multiple vehicles, leading to a single garage with an up-and-over door. Further benefits include UPVC double glazing and a mains gas-fired central heating system.



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## Additional Information

**Tenure:** We understand that the property is for sale Freehold.

**Local Authority:** Wychavon District Council

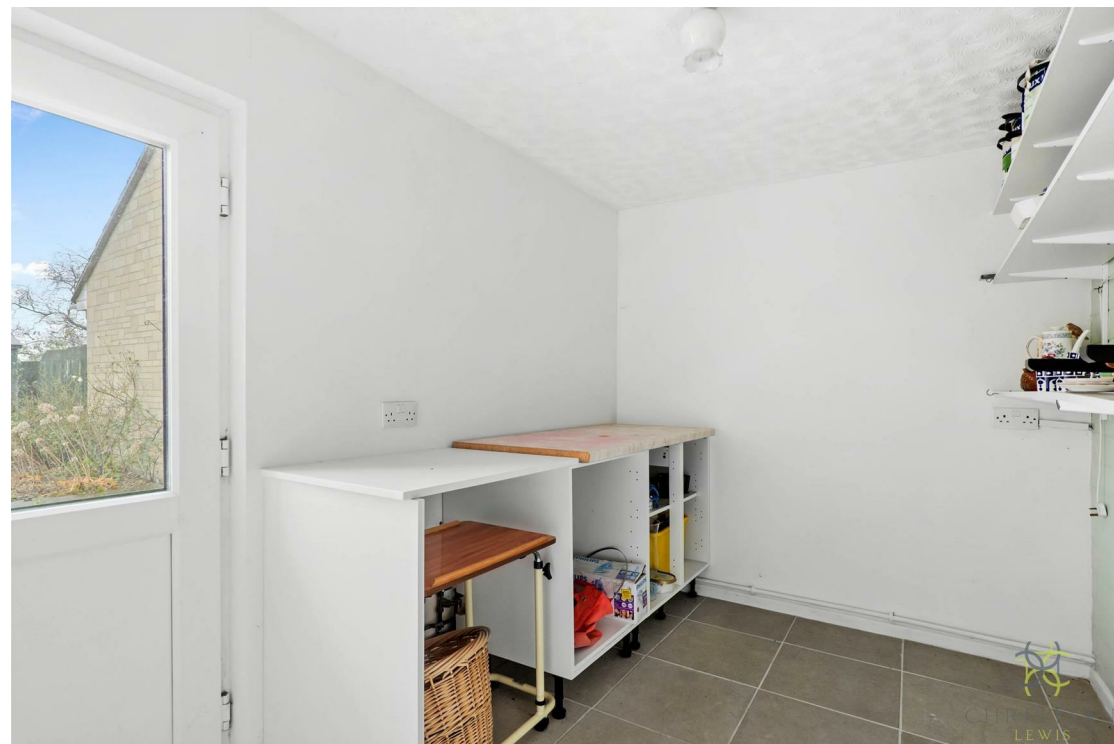
**Council Tax Band:** We understand that the Council Tax Band for the property is Band D

**EPC Rating:** D

## Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.



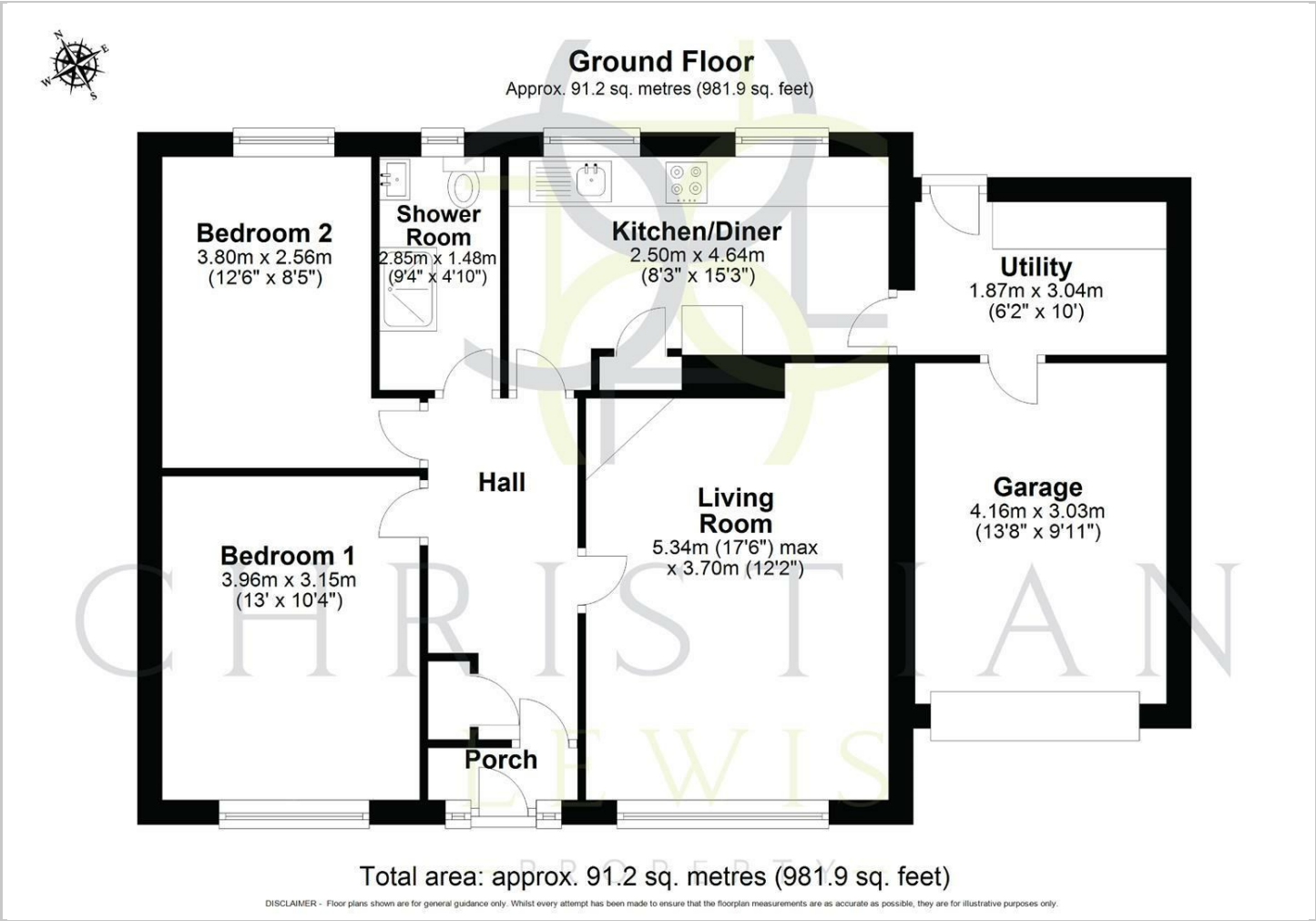








Floor Plans



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

