



36 Hands Orchard, Great Comberton

Pershire

Guide Price **£300,000**

 **JONES &
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BESPOKE ESTATE AGENCY



36 Hands Orchard

Great Comberton, Pershore

- NO ONWARDS CHAIN
- Idyllic Village Location – Situated in the heart of Great Comberton, one of Worcestershire's most desirable villages.
- Three-Bedroom Home – A spacious property offering excellent potential for personalisation & modernisation
- Driveway for 3 cars and private parking to the rear
- Private garage
- Versatile Ground Floor Layout – Includes a utility room, ground floor WC, and integrated storage.
- Two spacious double bedrooms and a third single bedroom offering versatility for a home office, nursery, or dressing room.
- First floor family bathroom

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



NO ONWARD CHAIN – Occupying a desirable position within the idyllic village of Great Comberton, this charming three-bedroom home presents an exciting opportunity to acquire a property for those seeking a home with scope to modernise and personalise to their own tastes amidst picture-perfect surroundings.

Number 36 opens into an entrance hall and a notably generous living/family area, enjoying an abundance of natural light throughout the day. A set of wide patio doors allows for views of the rear garden and enhances the seamless flow between indoor and outdoor living.

The kitchen is equally spacious and offers ample room to incorporate a dining area. The ground floor further benefits from a practical utility room, guest WC, and built-in storage – all of which contribute to the property's versatility for modern family life.

Upstairs, the property comprises two-double bedrooms and a third single room with built in storage. Along with a family bathroom.

With its tranquil setting, generous layout, and scope for improvement, this is an outstanding opportunity to create a beautiful home in a desirable village setting.



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36 Hands Orchard, WR10 3DZ

Approximate Gross Internal Area = 90.9 sq m / 978 sq ft

Garage = 18.0 sq m / 194 sq ft

Total = 108.9 sq m / 1172 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1256517)



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