



Charles Bainbridge



4 Yew Tree Court,
Littlebourne, Canterbury, Kent, CT3 1TH

£350,000









A spacious end-terrace townhouse set in an enviable position in the village of Littlebourne with pleasant views to the front over open farmland. The property provides versatile accommodation over three floors. On the ground floor is an integral garage and bedroom/study plus w.c. On the first floor to the front is a large sitting room with double doors opening to a Juliet balcony and open-plan into the dining room. To the rear is the kitchen/breakfast room which overlooks the garden. On the second floor are two double bedrooms, both having built-in wardrobes and the family bathroom. The property benefits from gas fired central heating.

The property is approached via a shared tarmac drive reaching space for parking to the front of the house and access to the integral garage. To the rear is a substantial enclosed garden with a paved patio area onto the lawn, having mature borders well-stocked with a variety of ground-covering plants, flowering plants, climbing plants, and mature shrubbery. There is a further seating area at the end of the garden and the garden is enclosed by wood panel fencing. A gate gives pedestrian access to a shared side pathway leading to the front.

The property is set in the popular village of Littlebourne with its own primary school, and village store including a post office, doctors surgery, primary school, and local pub. The Cathedral City of Canterbury is easily accessible providing a comprehensive range of shopping and leisure facilities and an impressive selection of schools, colleges, and universities. The High-Speed Link from Canterbury West Station has services to London St. Pancras with a journey time of approx. 55 mins.

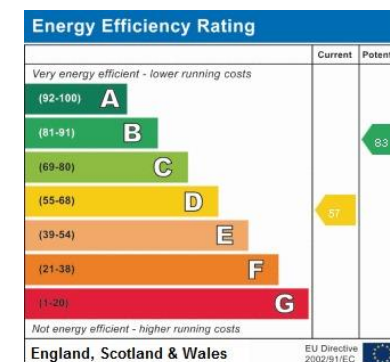
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

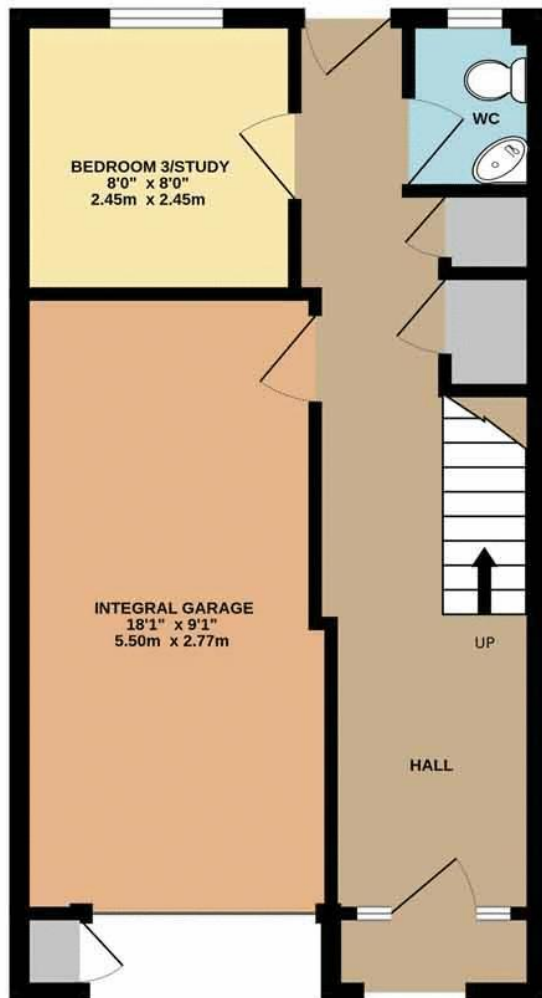
Council Tax Band: D

Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

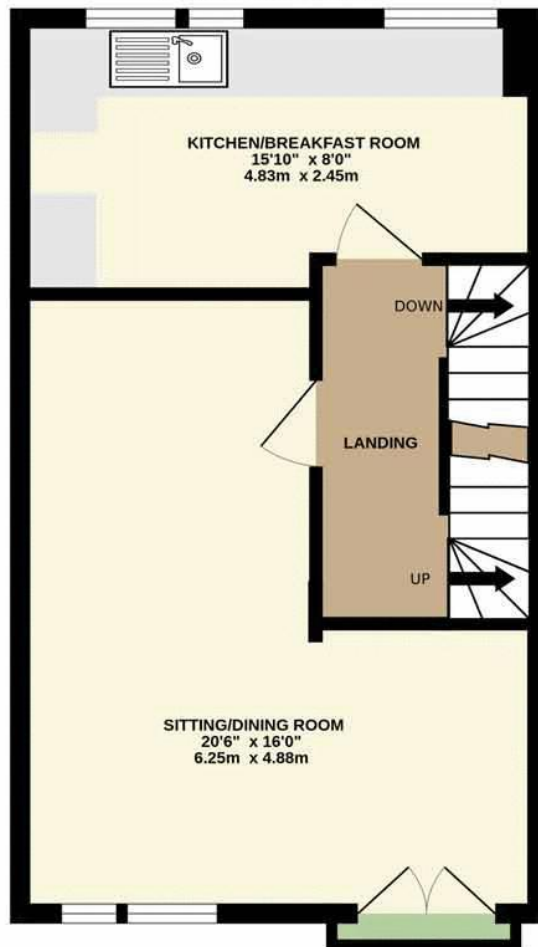
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



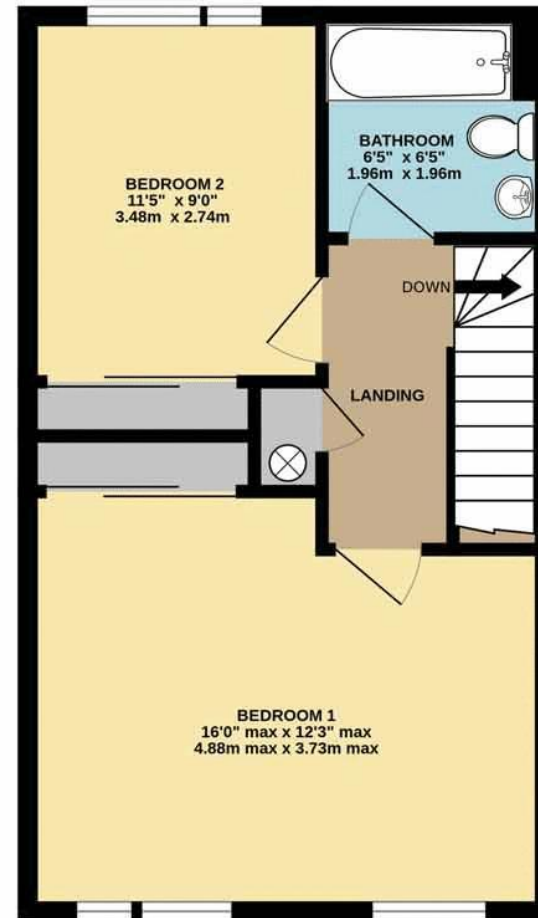
GROUND FLOOR
411 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



2ND FLOOR
391 sq.ft. (36.3 sq.m.) approx.

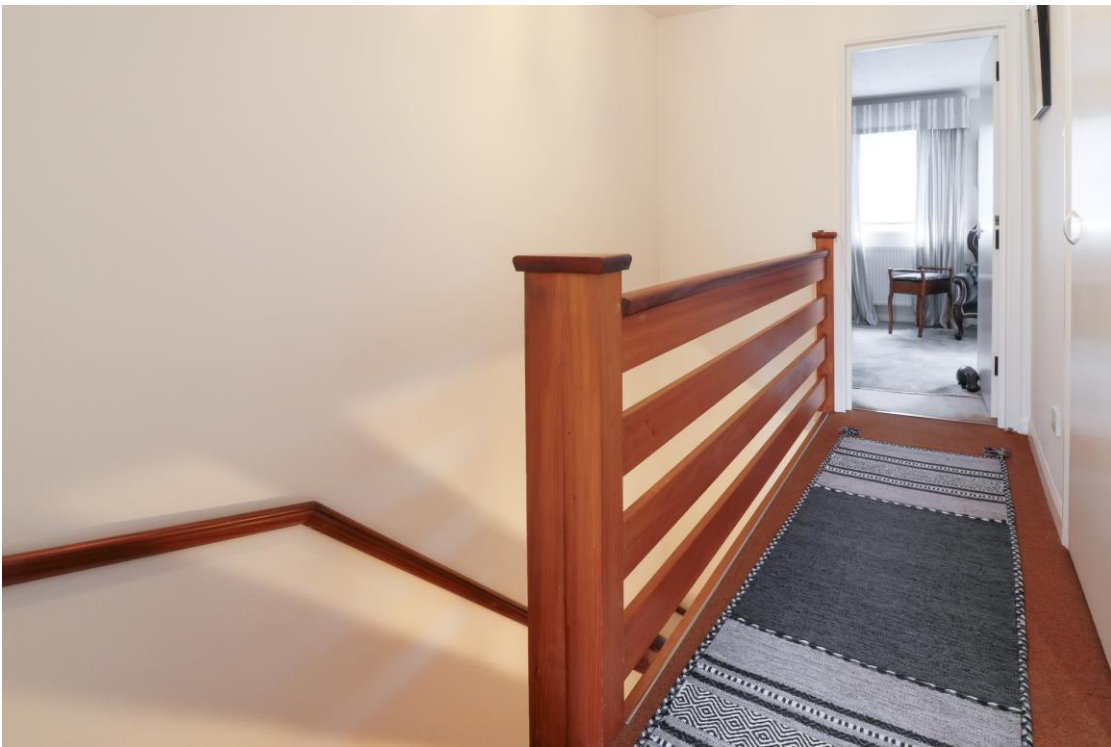


TOTAL FLOOR AREA : 1192 sq.ft. (110.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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