



Charles Bainbridge



6 Evenhill Road, Littlebourne,
Canterbury, Kent, CT3 1TE

£285,000







A semi-detached bungalow situated in a cul-de-sac setting in the popular village of Littlebourne. The accommodation comprises a large sitting/dining room to the front with good size kitchen with a range of wall, drawer and floor units and a door opening to the side of the bungalow giving access to the driveway. There is a bathroom with a matching suite and two double bedrooms, one with double doors opening onto the garden. The property is now in need of some general updating and modernisation throughout. The property benefits from gas fired central heating and double glazed windows and doors.

Externally there is a driveway to the front extending to the side of the property providing ample parking and access to the single garage. There is a lawned front garden with central pathway leading to the front door. There is a delightful rear garden with patio area, lawn beyond with deep borders and access to the garage.

The property is set in the popular village of Littlebourne. Littlebourne is well served village with its own primary school, village store (including post office), doctors' surgery and two pubs. The surrounding countryside offers lovely walking and cycling. 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 rail link from Canterbury West Station has services to London St. Pancras with a journey time of approx. 55 mins.

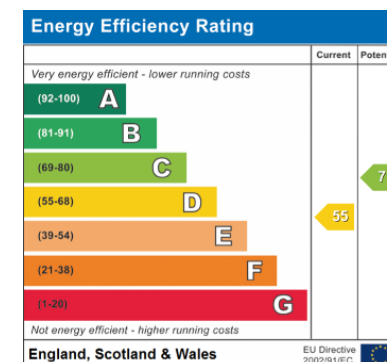
Services: All mains services are understood to be connected to the property.

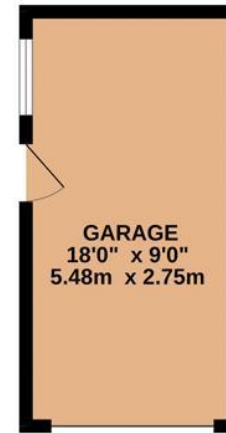
Tenure: Freehold

Council Tax Band: C

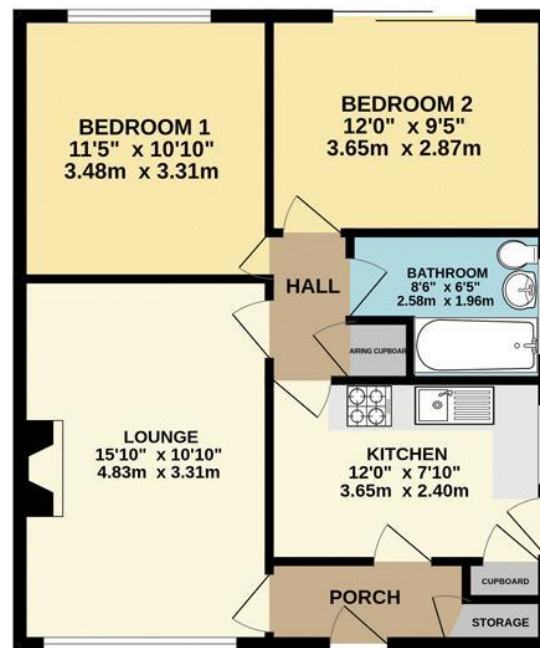
Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane,
Canterbury, Kent, CT1 2UR.

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





GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 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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