



Connells

Court Hill
Littlebourne Canterbury

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Littlebourne Canterbury CT3 1TS

for sale guide price
£290,000



Property Description

Connells are pleased to offer to the market this Three Bedroom End Of Terrace Home in the popular semi-rural location of Court Hill, Littlebourne.

Situated on the edge of the village with ample local amenities and strong transport links back into Canterbury, this home offers a spacious accommodation comprising of a galley style kitchen and open plan lounge diner to the ground floor with sliding doors leading out to the garden. To the first floor are two double bedrooms and the main bathroom, whilst to the second floor is a spacious master bedroom with a dormer extension. To the rear is a low maintenance garden predominantly laid to patio, with rear access to the allocated parking bay.

Lounge

15' 7" x 12' 4" (4.75m x 3.76m)

Kitchen

9' 4" x 8' 9" (2.84m x 2.67m)

Bedroom One

8' 11" x 8' 7" (2.72m x 2.62m)

Bedroom Two

9' 7" x 7' 3" (2.92m x 2.21m)

Bedroom Three

10' 11" x 9' 6" (3.33m x 2.90m)

Bathroom

5' 8" x 6' 9" (1.73m x 2.06m)











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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