

Jubilee Road  
Canterbury  
CT3 1TR

£1,300 Per Calendar Month

Finn's  
82 Castle Street  
Canterbury  
CT1 2QD  
t: 01227 452111  
e: canterbury@finns.co.uk  
www.finns.co.uk



Situated in the popular village location of Littlebourne, this 2-bedroom detached bungalow with off street parking and beautifully manicured garden offers the perfect blend of comfort and convenience. The property offers two double bedrooms, one with fitted wardrobes, a living room which overlooks the private back garden, a light-filled fitted kitchen, and a recently renovated shower room. The sunroom addition on the rear of the property makes for the perfect dining room. The property also benefits from a garage and shed which both have power and lighting. The Property is within easy walking distance of all the local facilities that are available in the village itself which include a village shop, post office, doctors' surgery and public house. The village is well serviced by regular bus routes running through the village, connecting to the nearby Cathedral City of Canterbury, the Isle of Thanet and the Ancient Cinque Port Towns of Sandwich and Deal. The A2, with its links to the M2 motorway, is nearby. Train stations can be found at Bokesbourne and Canterbury which has the High-Speed line to London St Pancras. The village is surrounded by attractive countryside and farmland, providing good walking, riding and cycling.



- Popular village location
- Detached bungalow
- Walking distance to good local amenities
- Off Road Parking
- Garage
- Landlord may consider one small family pet
- EPC D
- Canterbury City Council Band D
- Available mid April
- Deposit £1500



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing: By appointment through Finn's, Canterbury  
Telephone: 01227 452111

Council Tax: D

Date: These particulars were prepared on: 15th May 2024

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representatives of fact. Photographs are for guidance only and do not imply items shown are included in the sale - some aspects may have changed since they were taken. No person in the employment of Finn's has authority to give any representation or warranty in relation to this property.

FINN'S CANTERBURY  
82 Castle Street  
Canterbury  
Kent CT1 2QD  
Lettings: 01227 452111

FINN'S SANDWICH  
2 Market Street  
Sandwich  
Kent CT13 9DA  
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE  
The Packhouse  
Wantsum Way  
St Nicholas at Wade  
Kent CT7 0NE  
01843 848320

