



Pineside Road, Littlebourne

Canterbury, Kent CT3



DESCRIPTION

A deceptively spacious semi-detached property well situated on a no through road in the village of Littlebourne. The ground floor accommodation comprises entrance hall, kitchen, living room, dining room, bathroom and a bedroom. To the first floor there are 2 spacious double bedrooms and an en suite shower room. This property also benefits from central heating, front and rear gardens, a garage and off-road parking.

LOCATION

Littlebourne is a popular village with some good amenities including primary school, village store/post office, doctors' surgery and pubs. The Cathedral City of Canterbury is easily accessible providing excellent further amenities including secondary schools, colleges, universities as well as a comprehensive range of leisure facilities and shopping. The High Speed rail link from Canterbury West Station has services to London St. Pancras with a journey time of approximately 56 mins.

Services: Mains electricity, water, gas and drainage.

Tenure: Freehold

EPC: C(69)

Council Tax: Band D

Flood Risk: Very Low (Source Gov.uk)

Broadband: Standard 7 Mbps/ Superfast 49 Mbps/ Ultrafast 1000 Mbps (Source Ofcom)

Mobile Phone Signal: Yes

Local Authority: Canterbury City Council

Directions: what3words ///vowed.retrain.spells





ACCOMMODATION

Entrance Hall Radiator.

Kitchen A range of floor and wall mounted kitchen storage units with ample work surface, tiled splash backs and surface lighting. 1 ½ bowl sink with mixer tap. Integrated electric double oven and 4 burner gas hob with extractor and light over. Tiled floor. Integrated fridge freezer. Space for washing machine and slimline dishwasher. Radiator.

Bathroom White suite comprises low level close coupled wc, pedestal wash hand basin with mixer tap, panel bath with shower over. Towel heater. Fully tiled walls and floor.

Sitting Room Wood burning stove set into fireplace with tiling and timber surround. Radiator. Wall light points.

Bed/Study Radiator.

Dining Room Built in cupboards with double leaf doors. Space for a dining table. Radiator. Stairs to first floor.

Bedroom Cupboard doors to under eaves storage. Built in cupboard housing gas fired boiler. Radiator.

Bedroom Built in cupboard with linen shelves. 2 integral cupboards. Radiator.

Ensuite Shower Room White suite comprises low level close coupled wc, pedestal wash hand basin and a shower enclosure. Towel heater. Fully tiled floor and walls. Shavers socket.

Garage Single garage with double leaf garage door, power and light.

Outside The fully enclosed rear garden is mostly paved. Borders and shrubs. Outside light. Gated pedestrian access to side. Outside tap.

The front garden is mostly laid to lawn. A driveway provides off road parking and access to the garage.

Agents Notes

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

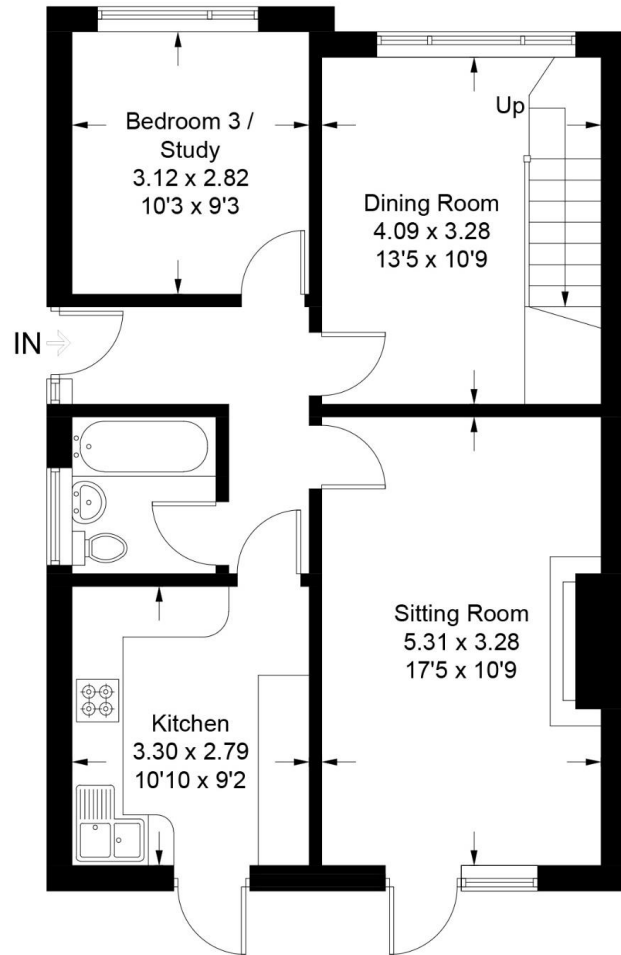
Viewing

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.

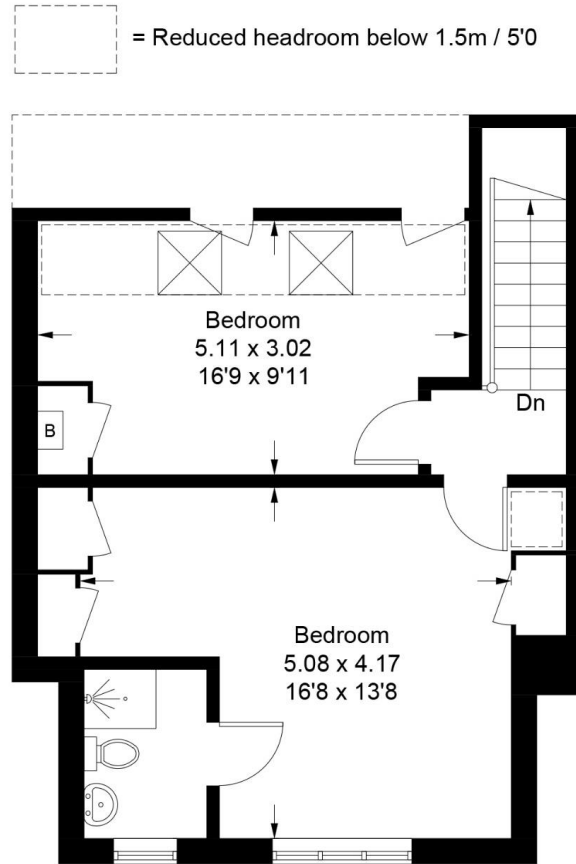




Approximate Gross Internal Area
 Ground Floor = 60.9 sq m / 655 sq ft
 First Floor = 44.2 sq m / 476 sq ft
 Garage = 16.8 sq m / 181 sq ft
 Total = 121.9 sq m / 1312 sq ft

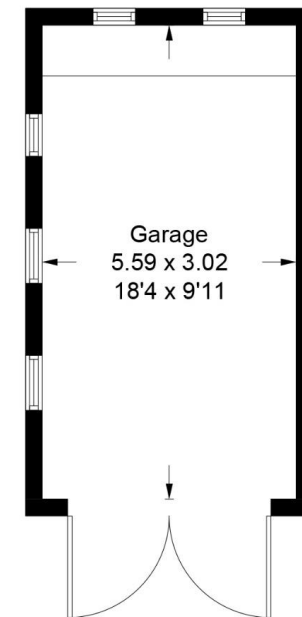


Ground Floor = 60.9 sq m / 655 sq ft



First Floor = 44.2 sq m / 475.8 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	75
EU Directive 2002/91/EC		
www.epc4u.com		



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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