



**Guide Price**  
**£290,000**

**Freehold**

3x  1x  1x 

**Evenhill Road,  
Littlebourne,  
Canterbury, Kent, CT3**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Set in sought after village of Littlebourne
- Garage and off road parking
- Spacious garden, perfect for summer entertaining
- Walking distance to local amenities
- Ideal for first time buyers or a renovation project

## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen: 10'8 x 8'8 (3.25m x 2.64m)

Lounge/Diner: 14'7 x 12'6 (4.45m x 3.81m)

Bedroom 2: 12'1 x 8'8 (3.69m x 2.64m)

Bedroom 1: 11'4 x 10'7 (3.46m x 3.23m)

Bedroom 3: 9'5 x 7'7 (2.87m x 2.31m)

Wet Room: 10'6 x 5'3 (3.20m x 1.60m)

### OUTBUILDING

Garage

### OUTSIDE

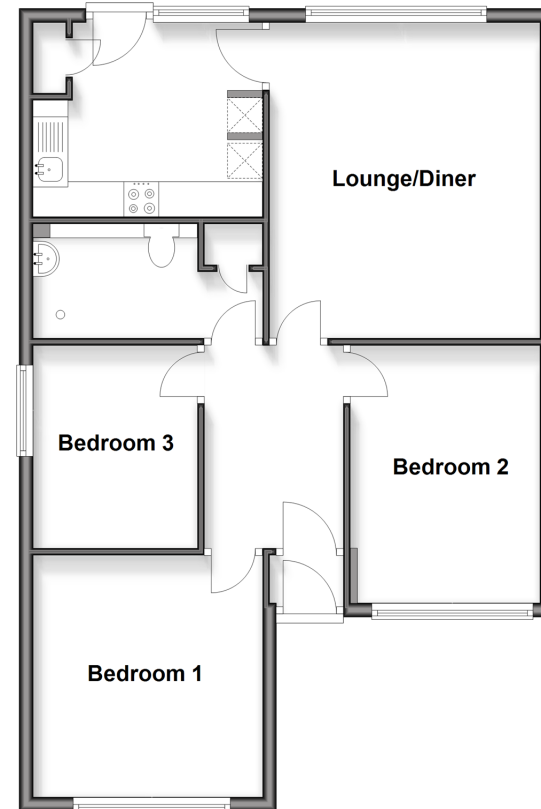
Front Garden

Driveway

Rear Garden

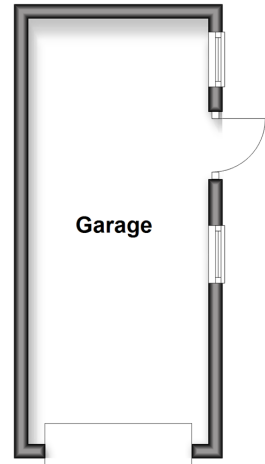
### Ground Floor

Approx. 69.1 sq. metres (743.9 sq. feet)



### Outbuilding

Approx. 15.7 sq. metres (168.8 sq. feet)



**Call Canterbury - 01227 766669 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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