





# Evenhill Road, Littlebourne, Canterbury

Guide Price £290,000 Freehold

3 bedroom bungalow for sale

## Description

This Three Bedroom Semi-Detached Bungalow is ideally located in the village of Littlebourne and is offered for sale with NO CHAIN. This property is in a great location and within walking distance of the local pub and the village centre, this village is well located for easy access to the Cathedral city of Canterbury by bus, which stops just at the end of the road. As soon as you arrive in this area, you are sure to be impressed as it's both quiet and friendly, this bungalow is in need of some modernisation, but that is reflected in the price, once complete, this will be a wonderful home once more. There is a good sized living room at the rear of the property, the kitchen needs updating but is a good size and there is a lean to leading off here, which overlooks the garden. The property has three bedrooms, two of which are double rooms and a single bedroom too, the property has a fair size family bathroom which has a shower cubicle, toilet and hand basin. There is a pretty front garden with a range of trees and shrubs and a white picket fenced surround, and there is a driveway to the side of the bungalow for 3/4 cars and a garage. The rear garden is a good size and full of sunlight, there is a door from here into the garage. VIEWING ADVISED

Littlebourne Today is a blend of traditional architecture with the comforts of modern living, that have now made the spot a rather popular destination. Currently, Littlebourne has a population of just over 1,500 and despite no longer being an agricultural village, it still has plenty of new housing, a post office, a community store and a



well-used hall and recreation ground.

The name Littlebourne itself is said to have been in use since at least the year 690, when a Jutish king called Withred gave five ploughlands called Littlebourne to Canterbury's St Augustine's Abbey.

According to Canterbury's Member of Parliament in the 16th century John Twyne, who wrote a number of books about the local area, the abbot maintained a vineyard in Littlebourne. This is backed up by the fact the village's church is called St Vincent of Sargossa, who is the patron saint of winemakers.

Council Tax Band: D  
Tenure: Freehold

**Tenure**  
Freehold

Ground Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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