



Price
£330,000

Freehold

3x  1x  2x 

**St. Vincent's Close,
Littlebourne,
Canterbury, Kent, CT3**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Set in the ever popular Littlebourne village
- Driveway parking to the front
- Downstairs cloakroom and conservatory
- Rear garden with outbuildings
- Walking distance to playing fields, primary school and village store

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 12'6 x 12'5 (3.81m x 3.79m)

Kitchen/Diner: 22'5 x 9'2 (6.84m x 2.80m)

Utility Room: 5'5 x 5'2 (1.65m x 1.58m)

Cloakroom

Conservatory: 10'4 x 9'3 (3.15m x 2.82m)

FIRST FLOOR

Landing

Bedroom 1: 11'0 x 9'8 (3.36m x 2.95m)

Bedroom 2: 9'3 x 9'1 (2.82m x 2.77m)

Bedroom 3: 8'8 x 7'9 (2.64m x 2.36m)

Shower Room: 7'3 x 5'4 (2.21m x 1.63m)

OUTSIDE

Front Garden

Driveway Parking

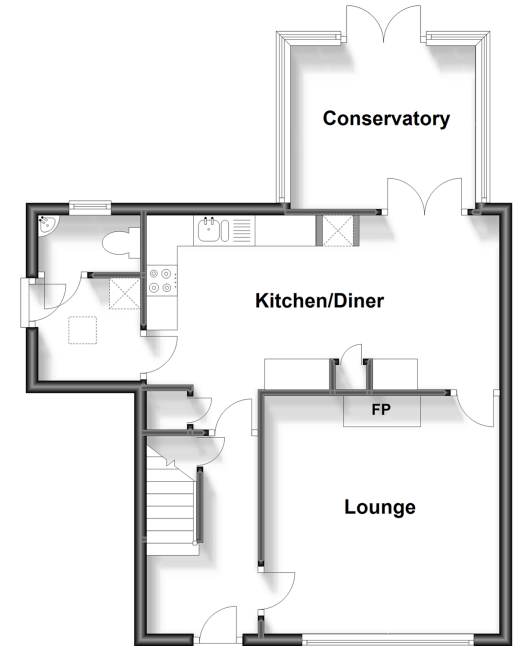
Rear Garden

Summer House

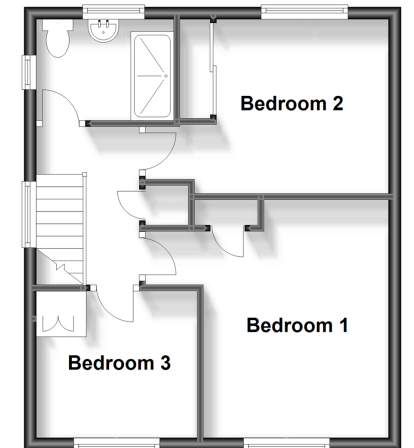
Call Canterbury - 01227 766669 ■ wardsofkent.co.uk

- 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 59% less, by purchasing a Lifetime Lease.

Ground Floor
Approx. 52.0 sq. metres (559.5 sq. feet)



First Floor
Approx. 38.9 sq. metres (419.1 sq. feet)



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