



**158 PERCY AVENUE**  
**BROADSTAIRS**

**£1,750 PCM**



- Detached
- Garden
- Off street parking
- Two receptions

## ABOUT

LOCATION LOCATION LOCATION Miles and Barr are delighted to offer this six bedroom unfurnished detached house situated in the popular Kingsgate area within walking distance of Kingsgate Bay, boasting front and rear gardens and a driveway offering parking for several cars, lounge and separate dining room and ground floor shower room. Ground floor accommodation consists of front reception, lounge, dining room with French doors opening to the garden, large fitted kitchen with walk in larder, w/c and shower room, utility area and access to the rear garden. First floor comprises; double bedroom over looking the rear garden with built in storage space, second double bedroom also over looking the garden, bathroom with three piece bathroom suite, large double bedroom to the front of the house, small double bedroom and large single bedroom. Professional sharers and companies welcome. Pets considered.

## LOCATION



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) C	D		
(69-80) E	F		
(55-68) G			
(39-54)			
(21-38)			
(1-20)			
Not energy efficient - higher running costs			
England & Wales		71	46
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		
(81-91) C	D		
(69-80) E	F		
(55-68) G			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		63	38
		EU Directive 2002/91/EC	