



**PCM**

**£1,350**

3 x 

1 x 

1 x 

**Margate Hill, Acol,  
Birchington**



Lovetts are pleased to be marketing this cottage located in the sought after village of Acol. The property comprises of lounge with feature fireplace, large open plan kitchen and dining room with a range of wall and base units, fitted oven, hob and extractor fan. There is space for a washing machine and fridge freezer. The bathroom has a three piece suite with shower over the bath. Upstairs are three bedrooms all with rural views across the fields. There is also off street parking to the side of the property for a few cars. The property has gas central heating and is double glazed through out. Pets will be considered. To view contact us today on 01843 230960.









- EPC Rating - D
- Open Plan Kitchen/Dining Room
- Off Street Parking
- Rural Location
- Pets Considered
- Available Soon









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

