



**MARTINS  
ESTATES**  
SALES AND LETTINGS



**3 Broadlands Avenue  
New Romney, Kent TN28 8JE**

**£1,350 Per Month pcm**

A beautifully presented three bedroom semi detached house in Broadlands Avenue presented in immaculate condition. The accommodation comprises entrance door into entrance porch and further door into entrance hallway with stairs to 1st floor landing, kitchen and lounge. The lounge opens over the front of the property and opens onto the dining room. The dining room opens over the rear of the property and has a door to the kitchen which is also accessed from the hallway and has rear door opening to rear of property. The property worksurfaces with cupboards over and drawers and cupboards under. There are stairs to the first floor landing from the hallway and doors to all three bedrooms and a family bathroom. The master and second bedroom have built in wardrobes and the third bedroom has over stair cupboard. there are beautiful gardens front and rear and the property must be viewed.











### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444 [www.martinestates.co.uk](http://www.martinestates.co.uk) email: [sales@martinestates.co.uk](mailto:sales@martinestates.co.uk)



Martins Estates Property Management Ltd  
 Registered in England and Wales No. 10021401  
 Registered office: 69 High Street, Ashford, Kent, TN24 8SF  
 Martins Wilkins T/A Martins Estates Sales and Lettings