



Address: 3 Abrahams Close, Bedford, MK40 3EJ

Rental: £1400.00 per calendar month

Availability: Available Now



## **FACT FILE**

#### **PROPERTY STYLE**

A modern 3 bedroom town house located just off Goldington Road.

#### **ACCOMMODATION**

Entrance hall, cloakroom, lounge, newly refitted kitchen/diner, two double bedrooms and bathroom on first floor with master bedroom and en-suite shower room on second floor.

#### **BENEFITS/FEATURES**

UPVC double glazing, gas radiator central heating, garage at rear with additional parking and attractive enclosed paved courtyard garden.





#### **GENERAL CONDITION**

The property is presented in excellent order throughout

#### **FURNISHINGS INCLUDED**

Carpets and curtains throughout

## **KITCHEN APPLIANCES**

Electric Oven Gas Hob Extractor Hood





# **LETTING TERMS & INFORMATION**

Availability Long term RESTRICTIONS

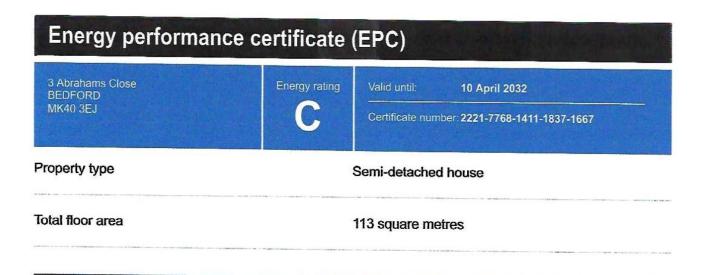
Rent Payable Monthly or weekly \* Non-smoking property

Deposit required £1400.00
Utilities included No

Council Tax Band C Our ref. L518
Council tax payable £ per annum

66-68 St Loyes Street, Bedford, MK40 1EZ

www.laneandholmes.co.uk



# Rules on letting this property

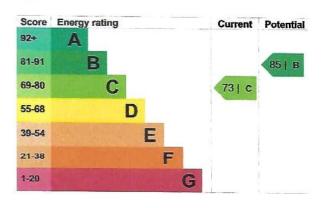
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

# Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60