

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
Rent Payable	Monthly or weekly
Deposit required	£1400.00
Utilities included	No
Council Tax	Band C
Council tax payable	£ per annum

RESTRICTIONS

* **Non-smoking property**

Our ref. L518

Energy performance certificate (EPC)

3 Abrahams Close BEDFORD MK40 3EJ	Energy rating <h2 style="text-align: center;">C</h2>	Valid until: 10 April 2032 Certificate number: 2221-7768-1411-1837-1667
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Property type Semi-detached house

Total floor area 113 square metres

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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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

