



01234 - 352999

Address: Radland Close, St Neots, Cambs PE19 6BQ

Rental: £1350.00 per calendar month

Availability: 25 May 2024



FACT FILE

PROPERTY STYLE

Modern three bedroom house.

ACCOMMODATION

Entrance hall, cloakroom, quality fitted kitchen/breakfast room with integrated appliances, lounge/diner with large patio doors, master bedroom with en-suite shower room, second double bedroom, third single bedroom and bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Single garage
Additional parking
Enclosed rear garden

GENERAL CONDITION

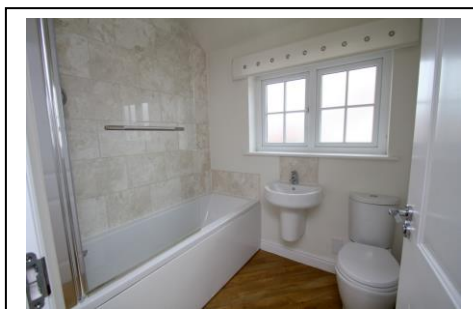
The property presented in excellent order throughout

FURNISHINGS INCLUDED

Carpets and curtains throughout

KITCHEN APPLIANCES

Gas hob
Electric oven
Extractor hood
Fridge/freezer
Microwave



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£1350.00
Utilities included	No
Council Tax	Band C
Council tax payable	£

RESTRICTIONS

* **Non-smoking property**

Our ref. W635

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

32 Radland Close
ST. NEOTS
PE19 6BQ

Energy rating

C

Valid until: 21 July 2032

Certificate number: 2142-9330-2406-0715-4437

Property type

End-terrace house

Total floor area

75 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		