

Address: 174 Lower Shelton Road, Marston MK43 0LS

Rental: £2,200.00 per calendar month

Availability: Available now



FACT FILE

PROPERTY STYLE

A modern 4 bedroom detached family home

ACCOMMODATION

Entrance hall, cloakroom, study, lounge, fitted kitchen/breakfast room, utility, dining/family room, master bedroom with en-suite, guest bedroom with en-suite, two further double bedrooms and family bathroom

BENEFITS/FEATURES

UPVC double glazing, gas radiator central heating, double car port with additional parking and enclosed rear garden with large patio

GENERAL CONDITION

The property presented in excellent order throughout

FURNISHINGS INCLUDED

Carpets and curtains throughout

KITCHEN APPLIANCES

Fridge/freezer, dishwasher and washing machine



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly
Deposit required	£2,200.00
Utilities included	No
Council Tax	Band
Council tax payable	£TBC

RESTRICTIONS

* **Non-smoking property**

Our ref. L584

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

www.laneandholmes.co.uk

Lower Shelton Road, Marston Moretaine, Bedford, MK43

APPROX. GROSS INTERNAL FLOOR AREA 2079 SQ FT 193.1 SQ METRES (INCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.

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This plan is included as a service to our customers and is intended as a 'guide to layout' only. Dimensions are approximate. NOT TO SCALE.

Energy Performance Certificate



174, Lower Shelton Road, Marston Moretaine, BEDFORD, MK43 0LS

Dwelling type:	Detached house	Reference number:	8510-7238-6850-0817-1202
Date of assessment:	03 August 2020	Type of assessment:	SAP, new dwelling
Date of certificate:	03 August 2020	Total floor area:	194 m ²

Use this document to:

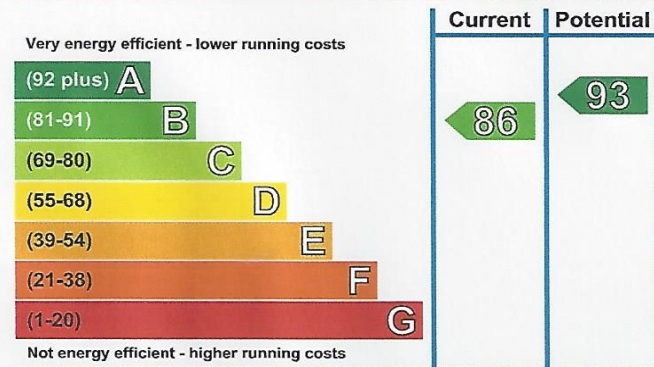
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,803
Over 3 years you could save	£ 132

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 324 over 3 years	
Heating	£ 1,164 over 3 years	£ 1,170 over 3 years	
Hot Water	£ 315 over 3 years	£ 177 over 3 years	
Totals	£ 1,803	£ 1,671	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 135
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,038