



01234 - 352999

Address: St James Way, Biddenham, Bedford MK40 4UH

Rental: £2300.00 per calendar month

Availability: 25th August 2024



FACT FILE

PROPERTY STYLE

A spacious 5 bedroom detached family home.

ACCOMMODATION

Entrance hall, cloakroom, study, lounge, dining room, large fitted kitchen/breakfast room with French doors to garden and utility. Five double bedrooms, 2 en-suites and family bathroom.

BENEFITS/FEATURES

UPVC double glazed
Gas radiator central heating
Enclosed rear garden
Double garage and additional parking

GENERAL CONDITION

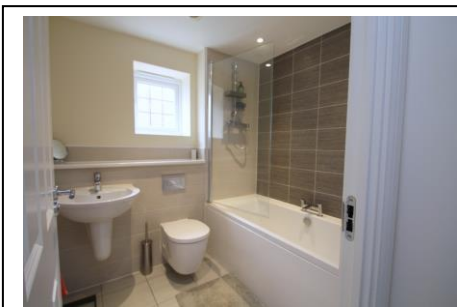
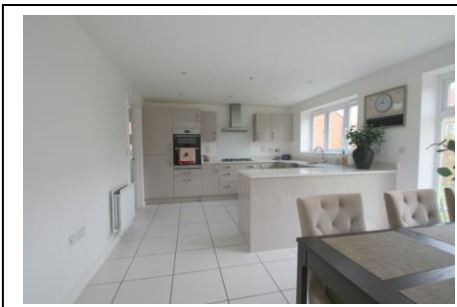
The property presented in excellent order throughout

FURNISHINGS INCLUDED

Carpets and curtains throughout

KITCHEN APPLIANCES

Gas Hob
Electric Double Oven
Fridge/Freezer
Dishwasher
Washing Machine



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£2300.00
Utilities included	No
Council Tax	Band G
Council tax payable	£

RESTRICTIONS

* **Non-smoking property**

Our ref. L667

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

www.laneandholmes.co.uk



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 (EPC)

15 St. James Way Biddenham BEDFORD MK40 4UH	Energy rating B	Valid until: 7 August 2027
		Certificate number: 0688-2004-7338-5533-3970

Property type	Detached house
Total floor area	161 square metres

Rules on letting this property

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

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 rating and score

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

[See how to improve this property's energy efficiency.](#)

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

