

Address: 7 Wood End Close, Sharnbrook, Beds MK44 1JY

Rental: £1995.00 per calendar month

Availability: Available Now

FACT FILE

PROPERTY STYLE

4 bedroom detached family home located in the popular village of Sharnbrook.

ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room, study, kitchen/breakfast room, UPVC double glazed conservatory and utility room. Master bedroom with walk-in dressing room and en-suite, guest bedroom with en-suite, two further bedrooms and family bathroom.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Double garage
Enclosed garden

GENERAL CONDITION

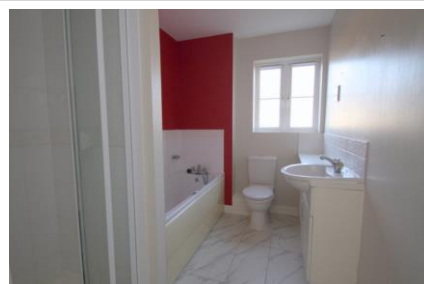
The property presented in excellent order throughout

FURNISHINGS INCLUDED

Carpets and curtains throughout

KITCHEN APPLIANCES

Electric Oven
Gas Hob
Extractor Hood
Fridge
Freezer
Dishwasher



LETTING TERMS & INFORMATION

Availability Long term
Rent Payable Monthly
Deposit required £2301.92
Utilities included No
Council Tax Band G
Council tax payable £

RESTRICTIONS

* **Non-smoking property**

Our ref. L678

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

7 WOOD END CLOSE
SHARNBROOK
MK44 1JY

Energy rating

B

Valid until:

20 November 2030

Certificate number:

2104-3901-2209-7100-6200

Property type

Detached house

Total floor area

181 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 B.

[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

