



Address: Tythe Close, Sharnbrook, Bedford MK44 1DB

Rental: £1000.00 per calendar month

Availability: Available Now



# FACT FILE

#### **PROPERTY STYLE**

Two bedroom mid-terrace located in the popular village of Sharnbrook.

#### **ACCOMMODATION**

Entrance porch, lounge, fitted kitchen/diner, two double bedrooms and refitted bathroom with shower.

#### **BENEFITS/FEATURES**

Gas radiator central heating Double glazing Enclosed rear garden Off-road parking

#### **GENERAL CONDITION**

The property presented in excellent order throughout

#### **FURNISHINGS INCLUDED**

Carpets and blinds throughout

## **KITCHEN APPLIANCES**

Electric Oven Gas Hob Extractor Hood









## **LETTING TERMS & INFORMATION**

Availability Long term
Rent Payable Monthly
Deposit required £1000.00
Utilities included No

Council Tax Band C

Council tax payable £

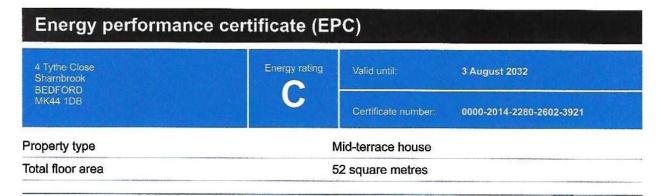
**RESTRICTIONS** 

\* Non-smoking property

Our ref. L683

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

www.laneandholmes.co.uk



### Rules on letting this property

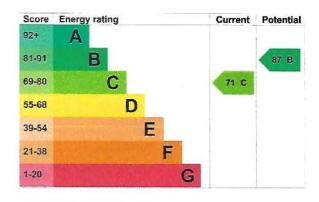
Properties can be let if they have an energy rating from A to E.

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).

## **Energy rating and score**

This property's energy rating is C. 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