

Address: 14 Grenidge Way, Oakley, Bedford MK43 7SE

Rental: £1,475.00 per calendar month

Availability: 19<sup>th</sup> April 2025

## FACT FILE

### PROPERTY STYLE

Three bedroom semi-detached house

### ACCOMMODATION

Entrance hall, cloakroom, lounge, fitted kitchen/diner with appliances, UPVC double glazed conservatory, master bedroom with built in furniture, two further bedrooms and refitted family bathroom with separate shower cubicle.

### BENEFITS/FEATURES

Gas radiator central heating  
UPVC double glazing  
Single garage with additional parking  
Attractive enclosed rear garden

### GENERAL CONDITION

The property is presented in excellent order throughout.

### FURNISHINGS INCLUDED

Carpets and curtains throughout

### KITCHEN APPLIANCES

Electric oven  
Gas hob  
Extractor hood  
Washing machine  
Fridge/Freezer



## LETTING TERMS & INFORMATION

Availability: Long term  
Rent Payable: Monthly  
Deposit required: £1400.00  
Utilities included: No  
Council Tax: Band C  
Council tax payable: £

\* **Non-smoking property**

Our ref. L631

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

[www.laneandholmes.co.uk](http://www.laneandholmes.co.uk)

## Energy performance certificate (EPC)

14 Grenidge Way  
Oakley  
BEDFORD  
MK43 7SE

Energy rating

**D**

Valid until: 23 August 2032

Certificate number: 0300-2114-9180-2622-7945

Property type

Semi-detached house

Total floor area

87 square metres

### Rules on letting this property

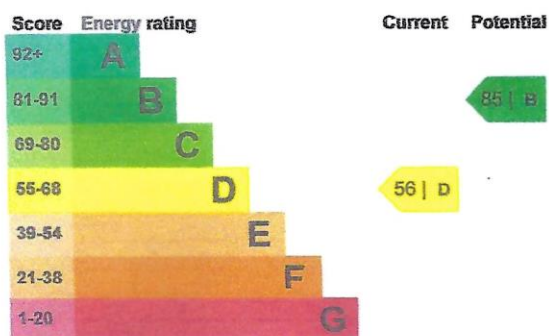
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

This property's current energy rating is D. 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