



Address: 36 Gladstone Street, Bedford MK41 7RR

Rental: £1025.00 per calendar month

Availability: Available Now



## **FACT FILE**

#### **PROPERTY STYLE**

Victorian 2 bedroom end-terrace

### **ACCOMMODATION**

Entrance hall, lounge/diner, fitted kitchen/breakfast room, 2 double bedrooms and refitted first floor bathroom with separate shower cubicle.

#### **BENEFITS/FEATURES**

UPVC double glazing
Gas radiator central heating
Small courtyard rear garden with
side access gate
On street parking

#### **GENERAL CONDITION**

The property is presented in excellent order throughout

#### **FURNISHINGS INCLUDED**

Carpets and curtains throughout

# **KITCHEN APPLIANCES**

Electric Oven Gas Hob Extractor Hood









# **LETTING TERMS & INFORMATION**

Availability Long term RESTRICTIONS

Rent Payable Monthly or weekly \* Non-smoking property

Deposit required £1025.00
Utilities included No

Council Tax Band B Our ref. L597

Council tax payable £ per annum

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

www.laneandholmes.co.uk

# **Energy performance certificate (EPC)**

36 Gladstone Street BEDFORD MK41 7RR Energy rating

alid until: 15 November 20

Certificate number: 2111-1112-2818-8115-0611

Property type

Semi-detached house

Total floor area

73 square metres

# Rules on letting this property

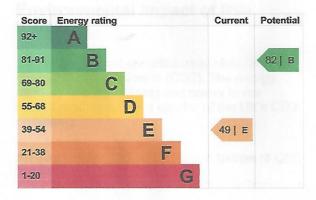
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is E. 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