

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

<b>Availability</b>	Long term
<b>Rent Payable</b>	Monthly or weekly
<b>Deposit required</b>	£1025.00
<b>Utilities included</b>	No
<b>Council Tax</b>	Band B
<b>Council tax payable</b>	£ per annum

### RESTRICTIONS

\* **Non-smoking property**

**Our ref. L597**

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

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

# Energy performance certificate (EPC)

36 Gladstone Street  
BEDFORD  
MK41 7RR

Energy rating

**E**

Valid until: 15 November 2031

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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		