

Address: Wren Walk, Eynesbury, St Neots Cambs PE19 2GE

Rental: £1700.00 per calendar month

Availability: Available Now

## FACT FILE

### PROPERTY STYLE

4 bedroom town house located on Private Marina.

### ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room, fitted kitchen, master bedroom with en-suite, fourth bedroom and family bathroom on first floor. Two further large double bedrooms and a shower room on second floor.

### BENEFITS/FEATURES

Gas radiator central heating  
Double glazing  
Enclosed patio with open views across Marina  
Enclosed rear garden  
Parking at rear

### 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  
Washing machine  
Dishwasher



## LETTING TERMS & INFORMATION

Availability Long term  
Rent Payable Monthly  
Deposit required £1700.00  
Utilities included No  
Council Tax Band D  
Council tax payable £

### RESTRICTIONS

\* **Non-smoking property**

Our ref. W636

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

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

# Energy performance certificate (EPC)

1 Wren Walk  
Eynesbury  
ST. NEOTS  
PE19 2GE

Energy rating

C

Valid until:

15 May 2034

Certificate  
number:

2218-6668-1112-1954-  
1172

Property type

End-terrace house

Total floor area

123 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 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

