

Address: Roseberry Avenue, Wootton, Bedford MK43 7FT

Rental: £1650.00 per calendar month

Availability: 2<sup>nd</sup> July 2025

## FACT FILE

### PROPERTY STYLE

A 3 bedroom semi-detached located on the outskirts of Wootton

### ACCOMMODATION

Entrance hall, cloakroom, lounge, fitted kitchen/diner with casement doors to garden, master bedroom with en-suite shower room, second double bedroom, third single bedroom and family bathroom.

### BENEFITS/FEATURES

Gas radiator central heating  
UPVC double glazing  
Off road parking for 2 cars  
Enclosed rear garden

### GENERAL CONDITION

The property is presented in excellent order throughout

### FURNISHINGS INCLUDED

Carpets and curtains throughout

### KITCHEN APPLIANCES

Electric Double Oven  
Gas Hob  
Fridge freezer  
Dishwasher  
Washing machine



## LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£1650.00
Utilities included	No
Council Tax	Band D
Council tax payable	£ per annum

### RESTRICTIONS

\* **Non-smoking property**

Our ref. L509

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

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

# Energy Performance Certificate



1, Roseberry Avenue, Wootton, BEDFORD, MK43 9PZ

<b>Dwelling type:</b>	End-terrace house	<b>Reference number:</b>	9628-0907-7392-4886-9934
<b>Date of assessment:</b>	12 December 2016	<b>Type of assessment:</b>	SAP, new dwelling
<b>Date of certificate:</b>	12 December 2016	<b>Total floor area:</b>	91 m <sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

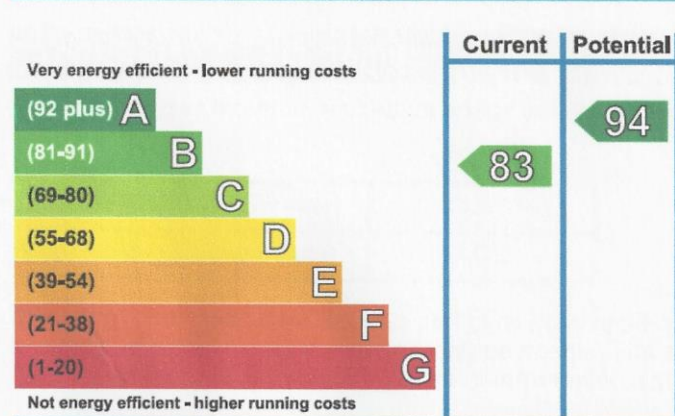
Estimated energy costs of dwelling for 3 years:	£ 1,257
Over 3 years you could save	£ 144

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	
Heating	£ 771 over 3 years	£ 774 over 3 years	
Hot Water	£ 312 over 3 years	£ 165 over 3 years	
<b>Totals</b>	<b>£ 1,257</b>	<b>£ 1,113</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

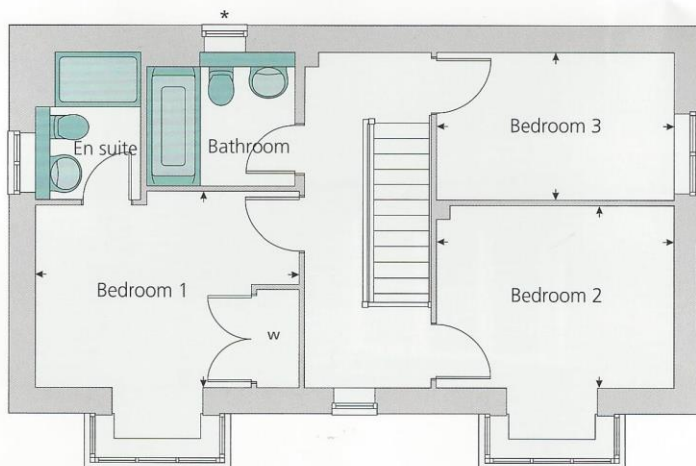
## Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 141
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 858

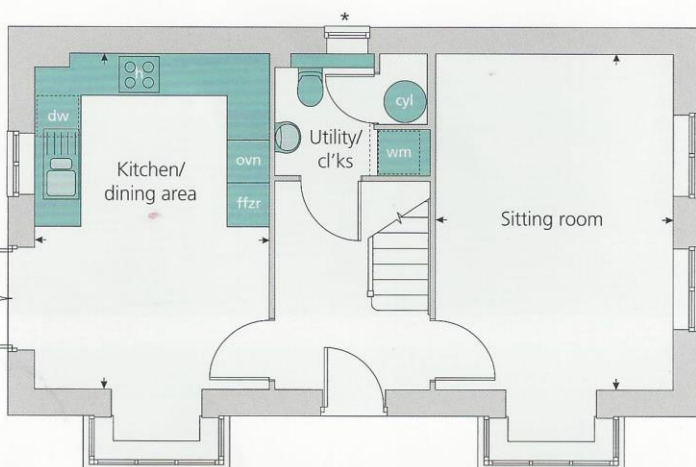


# The Sheringham

3 bedroom house



First floor



Ground floor

Ground floor	metres	feet/inches
Kitchen/dining area	4.75 x 3.31	15' 7" x 10' 10"
Sitting room	4.75 x 3.35	15' 7" x 11' 0"

First floor	metres	feet/inches
Bedroom 1	3.71 x 2.77	12' 2" x 9' 1"
Bedroom 2	3.35 x 2.57	11' 0" x 8' 5"
Bedroom 3	3.35 x 2.10	11' 0" x 6' 11"

**The Sheringham | P303DET Gh Fg vt MWHAL 2010 B14 |**  
 This floorplan has been produced for illustrative purposes only.  
 Room sizes shown are between arrow points as indicated on plan.  
 The dimensions have tolerances of + or -50mm and should not  
 be used other than for general guidance. If specific dimensions  
 are required, enquiries should be made to the sales advisor.

\* Windows omitted to plot 3 only. Please see sales advisor for  
 further details.

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
dw	dishwasher	cyl	hot water cylinder
wm	washing machine	↔	measuring points

Please refer to the sales advisor for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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