

Address: 123 Wendover Drive, Bedford MK41 9SS

Rental: £1400.00 per calendar month

Availability: Available Now

## FACT FILE

### PROPERTY STYLE

A spacious extended two bedroom house

### ACCOMMODATION

Entrance hall, large lounge/diner opening into large refitted kitchen/family room with bi-fold doors leading to patio, utility room, cloakroom, master bedroom with built in wardrobes, second bedroom with built in wardrobes and refitted shower room.

### BENEFITS/FEATURES

UPVC double glazing  
Gas radiator heating  
Garage with electric door  
Enclosed garden

### GENERAL CONDITION

The property presented in excellent order throughout

### FURNISHINGS INCLUDED

Carpets and curtains throughout

### KITCHEN APPLIANCES

Electric Oven  
Electric Hob (not induction)  
Extractor hood  
Dishwasher  
Fridge/freezer  
Washing machine  
Tumble dryer



## LETTING TERMS & INFORMATION

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

### RESTRICTIONS

\* **Non-smoking property**

Our ref. L652

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

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

# Energy performance certificate (EPC)

123 Wendover Drive  
BEDFORD  
MK41 9SS

Energy rating

C

Valid until: 22 November 2033

Certificate number: 2172-7131-2118-1514-3126

Property type

End-terrace house

Total floor area

90 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 current 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

