



Address: High Street, Souldrop, Bedfordshire MK44 1EY

Rental: £995.00 per calendar month

Availability: 13 October 2025









### **LETTING TERMS & INFORMATION**

Availability Long term
Rent Payable Monthly
Deposit required £995.00
Utilities included No

Council Tax Band B
Council tax payable £

Our ref. L634

**RESTRICTIONS** 

\* Non-smoking property

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

www.laneandholmes.co.uk

### FACT FILE

### **PROPERTY STYLE**

A refurbished 2 bedroom character cottage in quiet village location.

### **ACCOMMODATION**

Lounge with open fire, refitted kitchen, utility, two bedrooms and refitted ground floor bathroom with shower.

### **BENEFITS/FEATURES**

UPVC double glazing
Electric heating
Attractive courtyard garden with
brick built storage barn

### **GENERAL CONDITION**

The property presented in excellent order throughout.

### **FURNISHINGS INCLUDED**

Tiled downstairs with carpets upstairs

### **KITCHEN APPLIANCES**

Electric Oven Electric Hob Extractor hood

# Energy performance certificate (EPC) 14 High Street Souldrop BEDFORD MK44 1EY Energy rating Certificate number: 2872-6090-1790-0611-0457 Energy rating Certificate number: 2872-6090-1790-0611-0457 End-terrace house 62 square metres

## Rules on letting this property

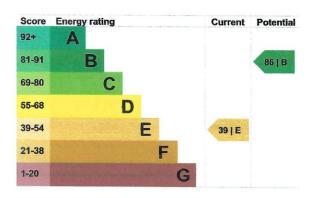
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="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</a>).

# 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 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