

Address: High Street, Souldrop, Bedfordshire MK44 1EY

Rental: £995.00 per calendar month

Availability: 13 October 2025

## 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



## LETTING TERMS & INFORMATION

Availability Long term  
Rent Payable Monthly  
Deposit required £995.00  
Utilities included No  
Council Tax Band B  
Council tax payable £

### RESTRICTIONS

\* **Non-smoking property**

Our ref. L634

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

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

# Energy performance certificate (EPC)

14 High Street  
Souldrop  
BEDFORD  
MK44 1EY

Energy rating

**E**

Valid until: 11 April 2033

Certificate number: 2872-6090-1790-0611-0457

Property type

End-terrace house

Total floor area

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 [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 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

