

Address: Bromham Road, Biddenham, Bedford

Rental: £3250.00 per calendar month

Availability: 07<sup>th</sup> November 2025

## FACT FILE

### PROPERTY STYLE

An executive 4 bedroom detached family home in private gated community.

### ACCOMMODATION

Entrance hall, cloakroom, lounge, dining/family room, refitted kitchen and utility, converted double garage to form games room, large master bedroom with en-suite bathroom, guest bedroom with en-suite, 2 further double bedrooms and family bathroom.

### BENEFITS/FEATURES

UPVC double glazing  
Gas radiator central heating  
Private gated development  
Off road parking  
Enclosed rear garden

### GENERAL CONDITION

The property presented in excellent order throughout

### FURNISHINGS INCLUDED

Carpets and curtains throughout

### KITCHEN APPLIANCES

Electric Oven  
Induction Hob  
Extractor hood  
Fridge/freezer  
Dishwasher  
Washing machine  
Tumble dryer



## LETTING TERMS & INFORMATION

Availability Long term  
Rent Payable Monthly  
Deposit required £3250.00  
Utilities included No  
Council Tax Band G  
Council tax payable £

### RESTRICTIONS

\* **Non-smoking property**

Our ref. L647

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

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

# Energy performance certificate (EPC)

38a Bromham Road  
Biddenham  
BEDFORD  
MK40 4AF

Energy rating

**C**

Valid until:

16 August 2033

Certificate number: 2788-7171-5440-3919-2621

Property type

Detached house

Total floor area

270 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 C.

[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

