



Address: 38 Lindisfarne Close, Eynesbury, St Neots PE19 2UT

Rental: £975.00 per calendar month

Availability: 11th November 2025



## FACT FILE

#### **PROPERTY STYLE**

A two bedroom cluster home

#### **ACCOMMODATION**

Entrance hall, lounge/diner with bay window, refitted kitchen, two double bedrooms and refitted bathroom with shower.

#### **BENEFITS/FEATURES**

Gas radiator central heating, UPVC double glazing, enclosed private garden and allocated parking space

#### **GENERAL CONDITION**

The property presented in excellent order throughout

#### **FURNISHINGS INCLUDED**

Carpets and curtains throughout

#### **KITCHEN APPLIANCES**

Electric Oven Electric Hob **Extractor Hood** 









## **LETTING TERMS & INFORMATION**

Availability Long term **RESTRICTIONS** Monthly or weekly **Rent Payable** \* Non-smoking property

**Deposit required** £975.00 **Utilities included** No

**Council Tax** Band Our ref. W364

Council tax payable

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

www.laneandholmes.co.uk

# **Energy performance certificate (EPC)**

38 Lindisfarne Close Eynesbury ST. NEOTS PE19 2UT Energy rating

alid until: 15 August 2032

Certificate number: 2128-2060-1111-3190-5391

Property type

End-terrace house

Total floor area

52 square metres

# Rules on letting this property

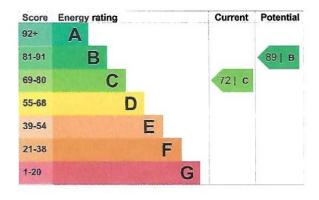
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

# Energy efficiency rating for this property

This property's current energy rating is C. 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 efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60