

Address: 2 Peacock Lane, Biddenham, Bedford

Rental: £1,600.00 per calendar month

Availability: NOW

FACT FILE

PROPERTY STYLE

A FULLY FURNISHED two bedroom semi-detached house

ACCOMMODATION

Entrance hall, cloakroom, open plan living area with quality fitted kitchen, two double bedrooms and family bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Enclosed rear garden
Off road parking for two cars

GENERAL CONDITION

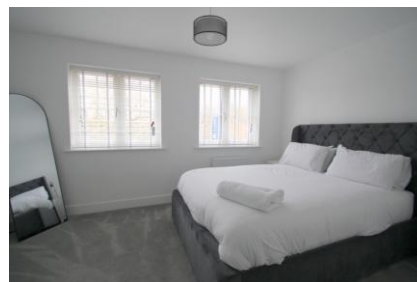
The property presented in excellent order throughout

FURNISHINGS INCLUDED

This property is FULLY FURNISHED throughout

KITCHEN APPLIANCES

Electric Oven
Electric Hob
Extractor Hood
Washing machine
Fridge/Freezer



LETTING TERMS & INFORMATION

Availability Long term
Rent Payable Monthly
Deposit required £1,600.00
Utilities included No
Council Tax Band C
Council tax payable £

RESTRICTIONS

* **Non-smoking property**

Our ref. L681

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

2 Peacock Lane Biddenham MK40 4WS	Energy rating B	Valid until: 26 July 2032
		Certificate number: 0350-3633-7030-2322-6451

Property type	Semi-detached house
Total floor area	71 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 energy rating is B. It has the potential to be A.

[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

