

Address: Grenadier Close, Bedford MK41 7GG

Rental: £1400.00 per calendar month

Availability: Now

FACT FILE

PROPERTY STYLE

A modern 3 bedroom town house

ACCOMMODATION

Entrance hall, cloakroom, kitchen, lounge/diner, UPVC double glazed conservatory, fitted kitchen, one double bedroom, one single bedroom and family bathroom on first floor with master bedroom and en-suite on second floor.

BENEFITS/FEATURES

Gas radiator central heating
UPVC double glazing
Conservatory
Single garage
Enclosed rear garden

GENERAL CONDITION

The property presented in excellent order, redecorated throughout and new carpets fitted

FURNISHINGS INCLUDED

Carpets and curtains throughout

KITCHEN APPLIANCES

Electric Oven
Gas Hob
Extractor hood
Fridge/freezer
Washing machine



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£1400.00
Utilities included	No
Council Tax	Band C
Council tax payable	£

RESTRICTIONS

* **Non-smoking property**

Our ref. L387

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

8 Grenadier Close
BEDFORD
MK41 7GG

Energy rating

C

Valid until:

12 June 2034

Certificate number:

2716-4022-7814-8351-1187

Property type

Mid-terrace house

Total floor area

83 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)

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Energy rating and score

This property's energy rating is C. It has the potential to be B.

[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

