



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 <u>RESTRICTIONS</u>

Rent Payable Monthly or weekly * Non-smoking property

Deposit required £1400.00
Utilities included No
Council Tax Band C

Council tax payable £

Our ref. L387

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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 Certificate number: 2716-4022-7814-8351-1187 Property type Mid-terrace house Total floor area 83 square metres

Rules on letting this property

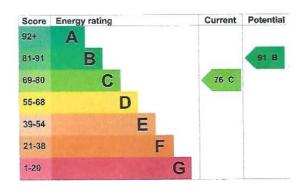
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (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 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