

Address: Dearne Villas, Ashburnham Road, Bedford MK40 1EJ

Rental: £995.00 per calendar month

Availability: Available Now



FACT FILE

PROPERTY STYLE

A spacious two bedroom fully modernised ground floor apartment

ACCOMMODATION

Entrance hall, lounge, refitted kitchen with appliances, two double bedrooms both with fitted wardrobes and refitted shower room.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Off-road parking
Located opposite the mainline railway station.

GENERAL CONDITION

The property presented in excellent order throughout

FURNISHINGS INCLUDED

Wood Laminate flooring

KITCHEN APPLIANCES

Electric Cooker
Washing Machine
Fridge/Freezer



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly
Deposit required	£995.00
Utilities included	No
Council Tax	Band B
Council tax payable	£

RESTRICTIONS

* **Non-smoking property**

Our ref. L684

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

7 Dearne Villas Ashburnham Road BEDFORD MK40 1EJ	Energy rating C	Valid until:	20 March 2033
		Certificate number:	7637-2227-6200-0289-5222

Property type	Ground-floor flat
Total floor area	67 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 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

