

Address: 58 Heather Gardens, Bedford MK41 0TD

Rental: £995.00 per calendar month

Availability: Available Now

FACT FILE

PROPERTY STYLE

A modern 2 bedroom cluster home located just off Riverfield Drive.

ACCOMMODATION

Entrance hall, lounge with bay window, fitted kitchen, master bedroom, second single bedroom and re-fitted bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Electric heating
Allocated parking space
Open plan front garden

GENERAL CONDITION

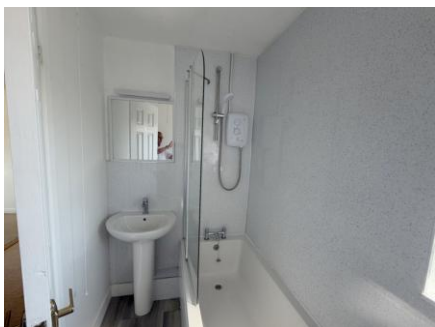
The property presented in excellent order throughout

FURNISHINGS INCLUDED

Carpets and curtains throughout

KITCHEN APPLIANCES

Electric Hob
Electric Oven
Extractor Hood



LETTING TERMS & INFORMATION

Availability: Long term
Rent Payable: Monthly or weekly
Deposit required: £995
Utilities included: No
Council Tax: Band B
Council tax payable: £

RESTRICTIONS

* **Non-smoking property**

Our ref. L295

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

58 Heather Gardens BEDFORD MK41 0TD	Energy rating D	Valid until: 7 May 2034
		Certificate number: 2812-3211-1068-3215-1109

Property type	Enclosed End-Terrace house
Total floor area	51 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 D. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		