

Address: 38 Lindisfarne Close, Eynesbury, St Neots PE19 2UT

Rental: £975.00 per calendar month

Availability: Available Now

FACT FILE

PROPERTY STYLE

A modern two bedroom cluster home

ACCOMMODATION

Entrance hall, lounge/diner with bay window, refitted kitchen, 2 double bedrooms and refitted bathroom with shower.

BENEFITS/FEATURES

Gas radiator central heating
UPVC double glazing
Private enclosed garden
Allocated parking space

GENERAL CONDITION

The property presented in excellent order throughout

FURNISHINGS INCLUDED

Carpets and curtains throughout

KITCHEN APPLIANCES

Electric Oven
Electric Hob
Extractor Hood



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£975.00
Utilities included	No
Council Tax	Band B
Council tax payable	£

RESTRICTIONS

* **Non-smoking property**

Our ref. W364

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

38 Lindisfarne Close
Eynesbury
ST. NEOTS
PE19 2UT

Energy rating

C

Valid until: 15 August 2032

Certificate number: 2128-2060-1111-3190-5391

Property type

End-terrace house

Total floor area

52 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 efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

