

Address: 93 Bower Street, Bedford MK40 3RB

Rental: £1400.00 per calendar month

Availability: Now

FACT FILE

PROPERTY STYLE

A refurbished two bedroom Victorian terraced house located in the popular Castle road area.

ACCOMMODATION

Entrance hall, lounge, separate dining room, refitted kitchen with appliances, large master bedroom with build in wardrobes, second double bedroom and spacious first floor refitted bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Enclosed rear garden with shed
On street parking

GENERAL CONDITION

Presented in Excellent Condition throughout

KITCHEN APPLIANCES

Electric Oven
Gas Hob
Extractor Hood
Fridge/Freezer
Washing Machine
Dishwasher



LETTING TERMS & INFORMATION

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

RESTRICTIONS

* **Non-smoking property**

Our ref. L721

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

93 BOWER STREET
BEDFORD
MK40 3RB

Energy rating

E

Valid until:

19 November 2030

Certificate number:

9330-2881-7090-2590-2165

Property type

Mid-terrace house

Total floor area

72 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 E. 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		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		