

Address: Wood End, Ravensden, Bedford MK44 2RS

Rental: £1000.00 per calendar month

Availability: Available Now



FACT FILE

PROPERTY STYLE

Two bedroom semi-detached cottage in rural location.

ACCOMMODATION

Entrance hall, lounge/diner, fitted kitchen/breakfast room, large conservatory, two double bedrooms and refitted bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Oil fired radiator central heating
Enclosed garden
Off road parking

GENERAL CONDITION

The property is presented in good order throughout

FURNISHINGS INCLUDED

Carpets and curtains throughout

KITCHEN APPLIANCES

Electric Cooker
Extractor Hood



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£1000.00
Utilities included	No
Council Tax	Band D
Council tax payable	£ per annum

RESTRICTIONS

* **Non-smoking property**

Our ref. L573

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

www.laneandholmes.co.uk

Energy Performance Certificate



2, Wood End, Ravensden, BEDFORD, MK44 2RS

Dwelling type: Semi-detached house
Date of assessment: 25 February 2020
Date of certificate: 16 March 2020

Reference number: 0761-2895-7425-2720-6051
Type of assessment: RdSAP, existing dwelling
Total floor area: 86 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

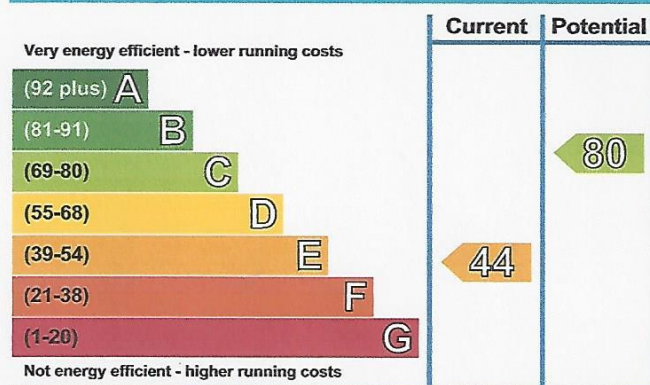
Estimated energy costs of dwelling for 3 years:	£ 3,339
Over 3 years you could save	£ 1,482

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 246 over 3 years	
Heating	£ 2,631 over 3 years	£ 1,368 over 3 years	
Hot Water	£ 462 over 3 years	£ 243 over 3 years	
Totals	£ 3,339	£ 1,857	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 75
2 Internal or external wall insulation	£4,000 - £14,000	£ 939
3 Floor insulation (suspended floor)	£800 - £1,200	£ 171

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.