

Address: 35 Odin Close, Bedford, MK41 0UU

Rental: £1125.00 per calendar month

Availability: 7 March 2026

## FACT FILE

### PROPERTY STYLE

A modern 2 bedroom terraced property facing an open green.

### ACCOMMODATION

Entrance hall, lounge, re-fitted kitchen/diner, two bedroom and bathroom with shower.

### BENEFITS/FEATURES

UPVC double glazing  
Gas radiator central heating  
Parking for 2 vehicles  
Enclosed rear garden

### GENERAL CONDITION

The property presented in good order throughout.

### FURNISHINGS INCLUDED

Carpets and curtains throughout  
Wood laminate flooring to ground floor

### KITCHEN APPLIANCES

Gas hob  
Electric oven



## LETTING TERMS & INFORMATION

Availability Long term  
Rent Payable Monthly  
Deposit required £1125.00  
Utilities included No  
Council Tax Band C  
Council tax payable £

### RESTRICTIONS

\* **Non-smoking property**

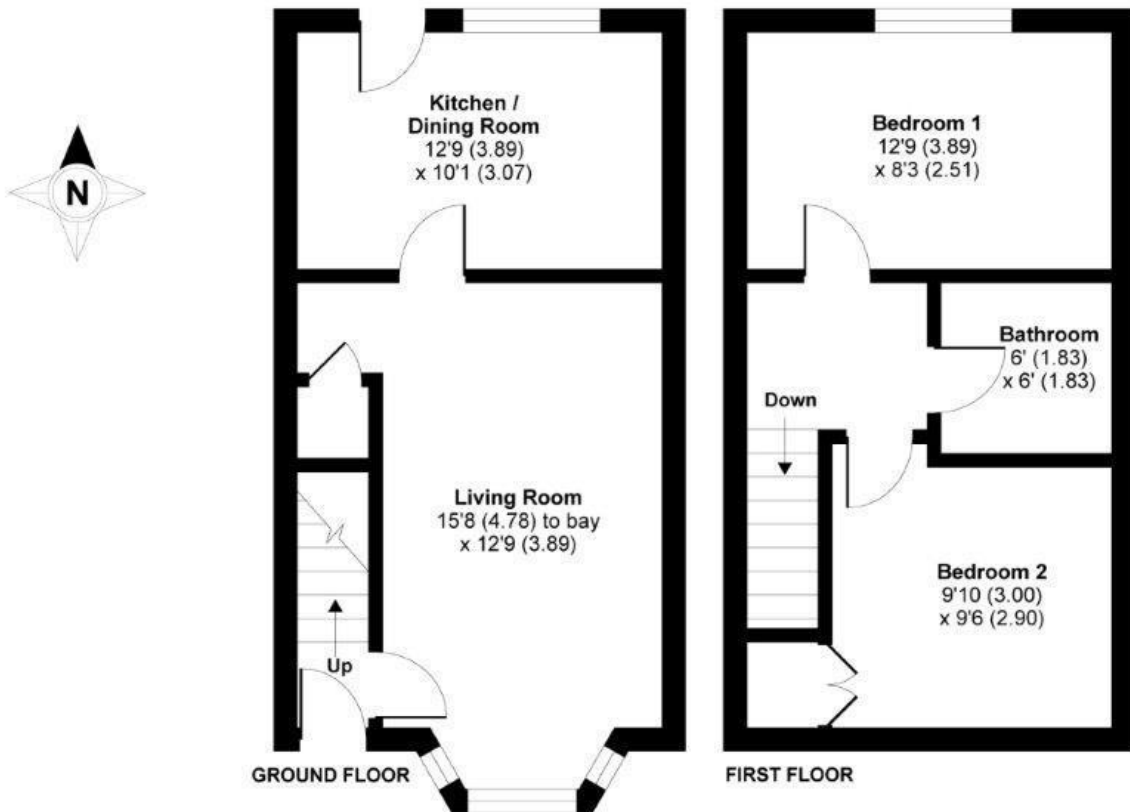
Our ref. L574

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

[www.laneandholmes.co.uk](http://www.laneandholmes.co.uk)

# Odin Close, Bedford

APPROX. GROSS INTERNAL FLOOR AREA 639 SQ FT 59.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.

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This plan is included as a service to our customers and is intended as a 'guide to layout' only. Dimensions are approximate. NOT TO SCALE.

# Energy Performance Certificate



35, Odin Close, BEDFORD, MK41 0UU

Dwelling type: Mid-terrace house  
Date of assessment: 05 February 2020  
Date of certificate: 05 February 2020

Reference number: 8900-6622-6140-7475-7206  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 56 m<sup>2</sup>

## 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

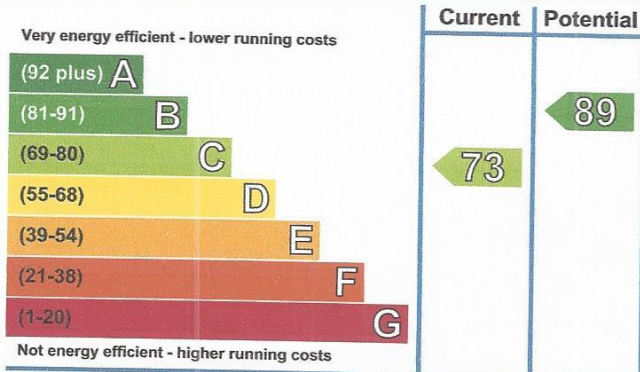
Estimated energy costs of dwelling for 3 years:	£ 1,431
Over 3 years you could save	£ 120

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	
Heating	£ 933 over 3 years	£ 945 over 3 years	
Hot Water	£ 348 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 1,431</b>	<b>£ 1,311</b>	

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 Solar water heating	£4,000 - £6,000	£ 123
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,044

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