

Address: 27 Fox Hedge Way, Sharnbrook, Bedford MK33 1JR

Rental: £1400.00 per calendar month

Availability: Now

FACT FILE

PROPERTY STYLE

A modern 3 bedroom mid-terrace

ACCOMMODATION

Entrance hall, cloakroom, lounge, kitchen/diner with patio doors leading to garden, master bedroom with en-suite shower room, second double bedroom third single bedroom and family bathroom

BENEFITS/FEATURES

UPVC double glazing, gas radiator central heating, enclosed rear garden and off road parking for 2 cars

GENERAL CONDITION

Recently redecorated and re-carpeted throughout

KITCHEN APPLIANCES

Electric Oven
Gas Hob
Extractor Hood



LETTING TERMS & INFORMATION

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

RESTRICTIONS

* **Non-smoking property**

Our ref. L721

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

27 Fox Hedge Way Sharnbrook BEDFORD MK44 1JR	Energy rating C	Valid until: 12 July 2036
		Certificate number: 9508-3064-9203-5056-3200

Property type	Mid-terrace house
Total floor area	76 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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