

Address: Alburgh Close, Bedford MK42 0HG

Rental: £975.00 per calendar month

Availability: Available Now

FACT FILE

PROPERTY STYLE

A modern one bedroom cluster home in quiet location

ACCOMMODATION

Spacious living area with feature spiral staircase, a white high gloss fitted kitchen, double bedroom with built in wardrobes and bathroom with shower over bath.

BENEFITS/FEATURES

UPVC double glazing
Electric heating
Gated storage area to side
Allocated off road parking space
Open plan front garden

GENERAL CONDITION

Presented in Excellent Condition throughout

FURNISHINGS INCLUDED

Wood laminate/carpets

KITCHEN APPLIANCES

Electric Cooker



LETTING TERMS & INFORMATION

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

RESTRICTIONS

* **Non-smoking property**

Our ref. L699

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

45 ALBURGH CLOSE BEDFORD MK42 0HG	Energy rating D	Valid until: 23 May 2031
		Certificate number: 3600-4543-0922-7029-3593

Property type	End-terrace house
Total floor area	41 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 D. It has the potential to be A.

[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

