

Address: 22 William Drive, Eynesbury, St Neots PE19 2RF

Rental: £975.00 per calendar month

Availability: Now available

FACT FILE

PROPERTY STYLE

A modern 2 bedroom cluster home

ACCOMMODATION

Entrance hall, lounge with bay window, fitted kitchen/diner, two double bedrooms and bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Open plan garden
Off road parking

GENERAL CONDITION

The property presented in excellent order throughout

FURNISHINGS INCLUDED

Carpets and curtains throughout

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. W659

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

22 William Drive Eynesbury ST. NEOTS PE19 2RF	Energy rating C	Valid until: 27 November 2034
		Certificate number: 2711-6731-4981-9183-5968

Property type End-terrace house

Total floor area 54 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.](#)

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		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		