

Address: Warden Abbey, Bedford MK41 0SN

Rental: £1100.00 per calendar month

Availability: 10 January 2026

FACT FILE

PROPERTY STYLE

A modern 2 bedroom terraced property located just off Riverfield Drive.

ACCOMMODATION

Entrance porch, open plan living area, fitted kitchen with casement doors leading to garden, one double and one single bedroom and bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Off road parking space
Enclosed rear garden

GENERAL CONDITION

The property presented in excellent order throughout

FURNISHINGS INCLUDED

Wood laminate/carpet and curtains throughout

KITCHEN APPLIANCES

Electric Oven
Gas Hob
Extractor Hood



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£1100.00
Utilities included	No
Council Tax	Band C
Council tax payable	£

RESTRICTIONS

* **Non-smoking property**

Our ref. L259

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

22 WARDEN ABBEY
BEDFORD
MK41 0SN

Energy rating

C

Valid until:

30 March 2031

Certificate
number:

2694-3945-9190-1115-3111

Property type

Mid-terrace house

Total floor area

55 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

