



01234 - 352999

Address: Silver Street, Great Barford, Bedfordshire MK44 3JA

Rental: £1600.00 per calendar month

Availability: Available Now

FACT FILE

PROPERTY STYLE

A modern 3 bedroom family home located in the popular village of Great Barford.

ACCOMMODATION

Entrance hall, cloakroom, kitchen/breakfast room, lounge/diner, 2 double bedrooms and family bathroom on first floor with master bedroom and en-suite on second floor.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Enclosed rear garden
Parking for two cars

GENERAL CONDITION

The property is presented in excellent order throughout

FURNISHINGS INCLUDED

Carpets and curtains throughout

KITCHEN APPLIANCES

Electric Oven
Gas Hob
Extractor Hood
Washing Machine
Fridge/Freezer



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£1600.00
Utilities included	No
Council Tax	Band C
Council tax payable	£TBC per annum

RESTRICTIONS

Our ref. L525

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

www.laneandholmes.co.uk

Energy Performance Certificate



64, Silver Street, Great Barford, BEDFORD, MK44 3JA

Dwelling type: Mid-terrace house
Date of assessment: 30 April 2018
Date of certificate: 30 April 2018
Reference number: 0153-2870-7242-9778-1411
Type of assessment: RdSAP, existing dwelling
Total floor area: 97 m²

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

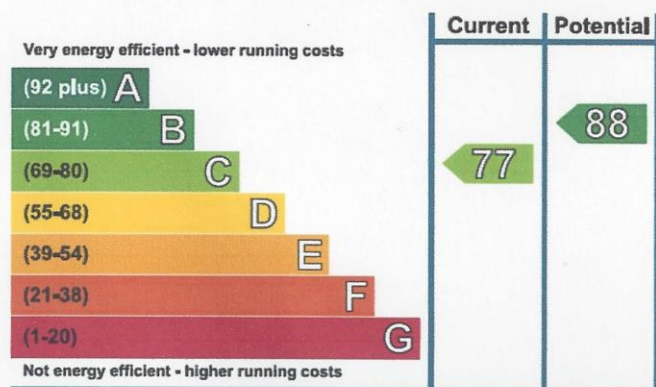
Estimated energy costs of dwelling for 3 years:	£ 1,698
Over 3 years you could save	£ 138

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	
Heating	£ 1,137 over 3 years	£ 1,146 over 3 years	
Hot Water	£ 366 over 3 years	£ 219 over 3 years	
Totals	£ 1,698	£ 1,560	

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	£ 138
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 915

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.