



01234 - 352999

Address: Dandby Close, Little Paxton, Cambridgeshire
PE19 6FA

Rental: £1650.00 per calendar month

Availability: Now



FACT FILE

PROPERTY STYLE

A modern 4 bedroom link-detached house

ACCOMMODATION

Entrance hall, cloakroom, lounge, fitted kitchen/diner with integrated appliances, master bedroom with en-suite, two further double bedrooms, fourth single bedroom and family bathroom.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Single garage with additional parking
Enclosed rear garden

GENERAL CONDITION

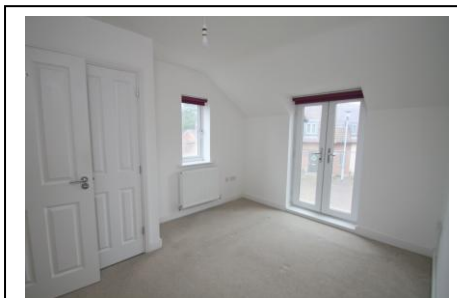
Presented in Excellent Condition throughout

FURNISHINGS INCLUDED

Curtains and carpets

KITCHEN APPLIANCES

Electric Oven
Electric Hob
Extractor Hood
Fridge/freezer
Dishwasher
Microwave
Washing machine



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly
Deposit required	£1650.00
Utilities included	No
Council Tax	Band C
Council tax payable	£

RESTRICTIONS

* **Non-smoking property**

Our ref. L614

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

29 Dandby Close
Little Paxton
ST. NEOTS
PE19 6FA

Energy rating

C

Valid until: 9 May 2034

Certificate number: 2760-2112-6141-1320-1712

Property type	End-terrace house
Total floor area	101 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		91 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		