

Address: 21 Baker Drive, Kempston, Bedford MK42 7GY

Rental: £1400.00 per calendar month

Availability: NOW

FACT FILE

PROPERTY STYLE

A FULLY FURNISHED two bedroom semi-detached house

ACCOMMODATION

Entrance hall, cloakroom, fitted kitchen with appliances, lounge/diner with casement doors to garden, two double bedrooms and family bathroom with shower.

BENEFITS/FEATURES

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

GENERAL CONDITION

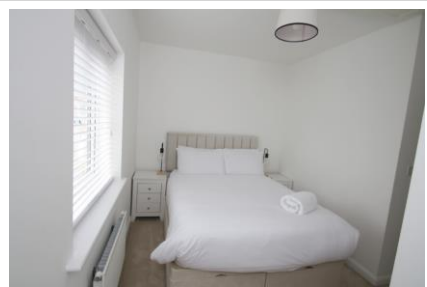
Furnished to a high standard with quality fixtures and fittings

FURNISHINGS INCLUDED

Fully furnished

KITCHEN APPLIANCES

Electric Oven
Gas Hob
Extractor Hood
Fridge/freezer
Washing machine



LETTING TERMS & INFORMATION

Availability Long term
Rent Payable Monthly
Deposit required £1400.00
Utilities included No
Council Tax Band C
Council tax payable £

RESTRICTIONS

* **Non-smoking property**

Our ref. L696

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

21 Baker Drive
Kempston
BEDFORD
MK42 7GY

Energy rating

C

Valid until:

2 December 2035

Certificate number:

2071-3382-7050-2096-7905

Property type

Semi-detached house

Total floor area

59 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		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		