

Address: The Links, Kempston, Bedfordshire MK42 7NB

Rental: £1300.00 per calendar month

Availability: Available Now

**FACT FILE**

**PROPERTY STYLE**

3 bedroom semi-detached.  
Recently redecorated and re-carpeted.

**ACCOMMODATION**

Entrance hall, lounge/diner, refitted kitchen, small UPVC double glazed conservatory, two double bedrooms, one single bedroom and refitted bathroom with shower.

**BENEFITS/FEATURES**

UPVC double glazing  
Gas radiator central heating  
Garage at rear  
Enclosed garden

**GENERAL CONDITION**

The property presented in excellent order throughout

**FURNISHINGS INCLUDED**

Carpets and curtains throughout

**KITCHEN APPLIANCES**

Electric Cooker



**LETTING TERMS & INFORMATION**

<b>Availability</b>	Long term
<b>Rent Payable</b>	Monthly or weekly
<b>Deposit required</b>	£1300.00
<b>Utilities included</b>	No
<b>Council Tax</b>	Band C
<b>Council tax payable</b>	£

**RESTRICTIONS**

\* **Non-smoking property**

**Our ref. L316**

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

[www.laneandholmes.co.uk](http://www.laneandholmes.co.uk)

# Energy performance certificate (EPC)

116 The Links Kempston BEDFORD MK42 7NB	Energy rating	Valid until: 25 July 2034
	<b>D</b>	Certificate number: 2111-3421-9011-1141-3821

Property type Semi-detached house

Total floor area 74 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 D. It has the potential to be C.

[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

