

Address: 20 George Street, Bedford MK40 3SG

Rental: £1300.00 per calendar month

Availability: Available Now

FACT FILE

PROPERTY STYLE

A well presented two bedroom Victorian terraced property located within the popular Castle Road area.

ACCOMMODATION

Entrance hall, lounge/diner, refitted kitchen/breakfast room with doors opening onto garden, two double bedrooms and large first floor bathroom with shower

BENEFITS/FEATURES

Gas radiator central heating
UPVC double glazing
Attractive walled courtyard garden

GENERAL CONDITION

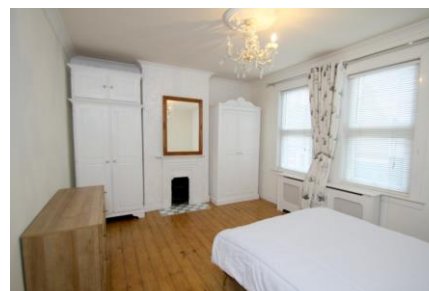
The property is presented in excellent order throughout

FURNISHINGS INCLUDED

Carpet on stairs, wooden floors and blinds throughout

KITCHEN APPLIANCES

Range Cooker
Extractor Hood
Fridge Freezer
Washing Machine



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£1300.00
Utilities included	No
Council Tax	Band B
Council tax payable	£tbc

RESTRICTIONS

Our ref. L598

Energy performance certificate (EPC)

20, George Street BEDFORD MK40 3SG	Energy rating D	Valid until: 5 February 2029 Certificate number: 0258-4031-6252-9981-7930
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Property type **Mid-terrace house**

Total floor area **83 square metres**

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60