

Address: Roseberry Avenue, Wootton, Bedford MK43 7FT

Rental: £1650.00 per calendar month

Availability: 14 March 2026

FACT FILE

PROPERTY STYLE

A modern 3 bedroom semi-detached house

ACCOMMODATION

Entrance hall, cloakroom, kitchen/breakfast room, lounge/diner, master bedroom with built in wardrobes and en-suite shower room, second double bedroom, third single bedroom and family bathroom with shower.

BENEFITS/FEATURES

Gas radiator central heating
UPVC double glazing
Off road parking for 2 cars
Enclosed rear garden

GENERAL CONDITION

The property is presented in excellent order throughout

FURNISHINGS INCLUDED

Carpets and curtains throughout

KITCHEN APPLIANCES

Electric Double Oven
Gas Hob
Fridge freezer
Dishwasher
Washing machine



LETTING TERMS & INFORMATION

Availability	Long term	RESTRICTIONS
Rent Payable	Monthly or weekly	* Non-smoking property
Deposit required	£1650.00	
Utilities included	No	
Council Tax	Band D	<u>Our ref. L509</u>
Council tax payable	£ per annum	

Energy Performance Certificate



HM Government

1, Roseberry Avenue, Wootton, BEDFORD, MK43 9PZ

Dwelling type: End-terrace house Reference number: 9628-0907-7392-4886-9934
Date of assessment: 12 December 2016 Type of assessment: SAP, new dwelling
Date of certificate: 12 December 2016 Total floor area: 91 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

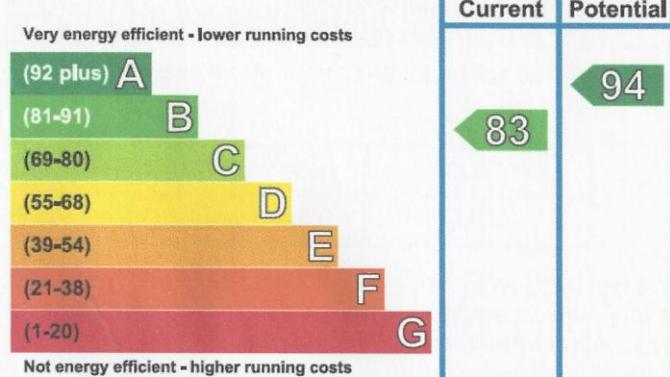
Estimated energy costs of dwelling for 3 years:	£ 1,257
Over 3 years you could save	£ 144

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	
Heating	£ 771 over 3 years	£ 774 over 3 years	
Hot Water	£ 312 over 3 years	£ 165 over 3 years	
Totals	£ 1,257	£ 1,113	You could save £ 144 over 3 years

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).

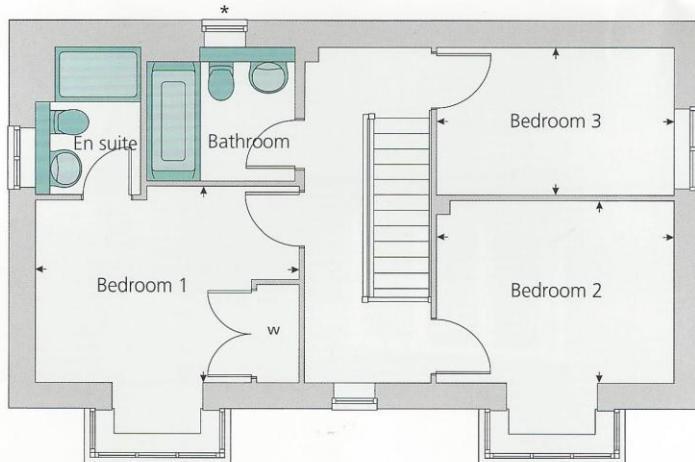
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

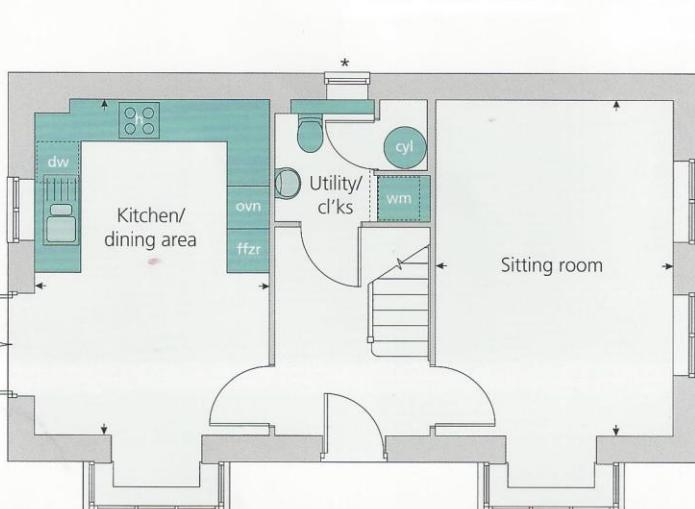
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 141
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 858

The Sheringham

3 bedroom house



First floor



Ground floor

Ground floor	metres	feet/inches
Kitchen/dining area	4.75 x 3.31	15' 7" x 10' 10"
Sitting room	4.75 x 3.35	15' 7" x 11' 0"

First floor	metres	feet/inches
Bedroom 1	3.71 x 2.77	12' 2" x 9' 1"
Bedroom 2	3.35 x 2.57	11' 0" x 8' 5"
Bedroom 3	3.35 x 2.10	11' 0" x 6' 11"

The Sheringham | P303DET Gh Fg vt MWHAL 2010 B14 |
 This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales advisor.

* Windows omitted to plot 3 only. Please see sales advisor for further details.

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
dw	dishwasher	cyl	hot water cylinder
wm	washing machine	↔	measuring points

Please refer to the sales advisor for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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