



01234 - 352999

Address: Goldington Road, Bedford MK40 3EP

Rental: £995.00 per calendar month

Availability: Available Now



## FACT FILE

### PROPERTY STYLE

A recently redecorated two bedroom terraced house located on Goldington Road

### ACCOMMODATION

Spacious entrance hall, open plan living area with bay window and fitted kitchen, one double and one single bedroom, first floor separate toilet and bathroom with shower.

### BENEFITS/FEATURES

UPVC double glazing  
Gas radiator central heating  
Paved front garden  
On street parking – no permit required.

### GENERAL CONDITION

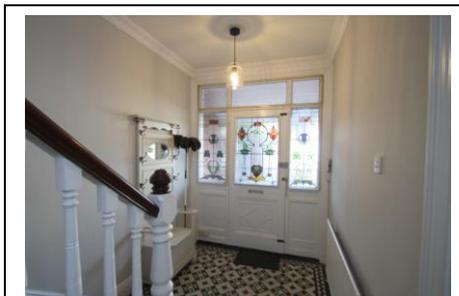
Presented in Excellent Condition throughout

### FURNISHINGS INCLUDED

Curtains and carpets

### KITCHEN APPLIANCES

Electric Cooker  
Fridge/Freezer  
Washing Machine



## LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly
Deposit required	£995.00
Utilities included	No
Council Tax	Band B
Council tax payable	£

### RESTRICTIONS

\* **Non-smoking property**

Our ref. L707

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

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

## Energy performance certificate (EPC)

89 Goldington Road  
BEDFORD  
MK40 3EP

Energy rating

**D**

Valid until: 14 March 2036

Certificate number: 9820-9071-0000-7005-1673

Property type

End-terrace house

Total floor area

71 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 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		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		