

Address: 7 Wye Close, Bedford MK41 7ES

Rental: £1,250.00 per calendar month

Availability: Now available

## FACT FILE

### PROPERTY STYLE

A spacious 2 bedroom semi-detached

### ACCOMMODATION

Entrance porch, lounge/diner, fitted kitchen and additional ground floor room which could be used as a study. Two double bedrooms and bathroom with shower on first floor

### BENEFITS/FEATURES

UPVC double glazing, gas radiator central heating and enclosed rear garden

### GENERAL CONDITION

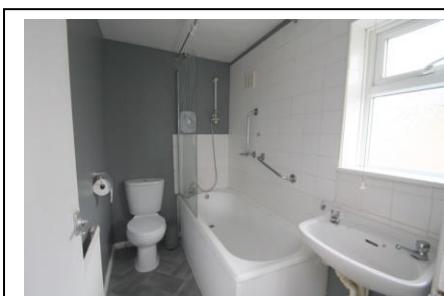
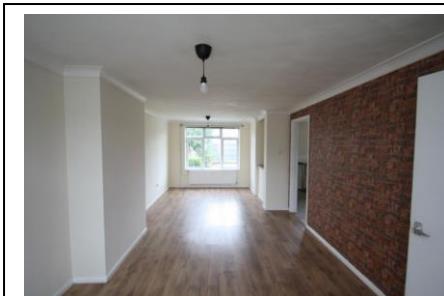
Presented in excellent condition throughout

### FURNISHINGS INCLUDED

Wood laminate flooring and carpets

### KITCHEN APPLIANCES

Extractor hood



## LETTING TERMS & INFORMATION

<b>Availability</b>	Long term
<b>Rent Payable</b>	Monthly
<b>Deposit required</b>	£1,250.00
<b>Utilities included</b>	No
<b>Council Tax</b>	Band B
<b>Council tax payable</b>	£TBC

### RESTRICTIONS

\* **Non-smoking property**

Our ref. L704

## Energy performance certificate (EPC)

7, Wye Close  
BEDFORD  
MK41 7ES

Energy rating  
**E**

Valid until: 17 October 2026

Certificate number: 8136-6720-4739-3880-7992

Property type Semi-detached house

Total floor area 86 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 E. 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

