

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

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

RESTRICTIONS

* **Non-smoking property**

Our ref. L704

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

www.laneandholmes.co.uk

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

