

Address: St Leonards Avenue, Bedford MK42 0RB

Rental: £1400.00 per calendar month

Availability: Available Now

FACT FILE

PROPERTY STYLE

Victorian 3 bedroom mid-terrace

ACCOMMODATION

Entrance hall, spacious lounge/diner, galley style fitted kitchen, ground floor refitted bathroom with walk-in shower and three double bedrooms on first floor.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Attractive walled courtyard garden with patio and shed

GENERAL CONDITION

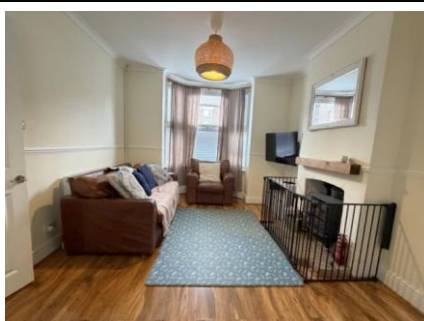
Presented in Excellent Condition throughout

FURNISHINGS INCLUDED

Curtains and carpets

KITCHEN APPLIANCES

Electric Oven
Gas Hob
Extractor Hood



LETTING TERMS & INFORMATION

Availability Long term
Rent Payable Monthly
Deposit required £1400.00
Utilities included No
Council Tax Band B
Council tax payable £

RESTRICTIONS

* **Non-smoking property**

Our ref. L718

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

17 St. Leonards Avenue BEDFORD MK42 0RB	Energy rating D	Valid until: 5 February 2036
		Certificate number: 2130-5502-7060-6001-6805

Property type	Mid-terrace 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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 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