



01234 - 352999

Address: Kingfisher Road, Wixams, Bedford MK42 6AY

Rental: £1400.00 per calendar month

Availability: Now



## FACT FILE

### PROPERTY STYLE

A modern 3 bedroom family home.

### ACCOMMODATION

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

### BENEFITS/FEATURES

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

### GENERAL CONDITION

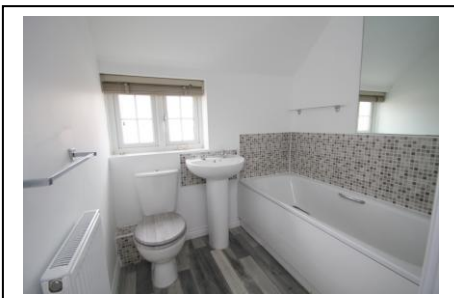
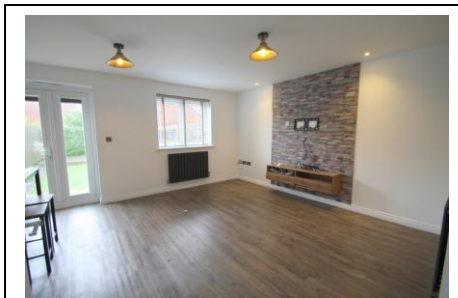
Presented in Excellent Condition throughout

### FURNISHINGS INCLUDED

Curtains and carpets

### KITCHEN APPLIANCES

Electric Oven  
Gas Hob  
Extractor Hood  
Dishwasher



## LETTING TERMS & INFORMATION

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

### RESTRICTIONS

\* **Non-smoking property**

Our ref. L709

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

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

# Energy performance certificate (EPC)

33 Kingfisher Road  
Wixams  
BEDFORD  
MK42 6AY

Energy rating

C

Valid until: 28 January 2036

Certificate number: 2121-8071-1391-6321-5126

Property type: Semi-detached house

Total floor area: 78 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 C. 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		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		