



01234 - 352999

Address: Flat at 47 Shakespeare Road, Bedford MK40 2DX

Rental: £795.00 per calendar month

Availability: 24<sup>th</sup> April 2026



## FACT FILE

### PROPERTY STYLE

One bedroom first floor apartment

### ACCOMMODATION

Spacious lounge with day window, refitted kitchen, double bedroom and refitted bathroom with shower.

### BENEFITS/FEATURES

UPVC double glazing  
Gas radiator central heating  
Off road parking at rear

### GENERAL CONDITION

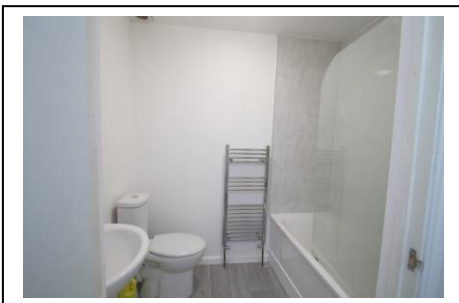
The property presented in excellent order throughout. Newly decorated and new carpets.

### FURNISHINGS INCLUDED

Carpets throughout

### KITCHEN APPLIANCES

No appliances that form part of the tenancy



## LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly
Deposit required	£795.00
Utilities included	No
Council Tax	Band A
Council tax payable	£

### RESTRICTIONS

\* **Non-smoking property**

Our ref. L657

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

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

# Energy performance certificate (EPC)

Flat 5 47, Shakespeare Road BEDFORD MK40 2DX	Energy rating <span style="font-size: 2em; font-weight: bold;">D</span>	Valid until: <b>4 May 2028</b>  Certificate number: 0953-2873-7147-9728-5185
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Property type	Mid-floor flat
Total floor area	39 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 C.

[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

