

Address: 58 Gladstone Street, Bedford MK41 7RT

Rental: £1300.00 per calendar month

Availability: Available Now



## FACT FILE

### PROPERTY STYLE

A spacious 3/4 bedroom family home.

### ACCOMMODATION

Entrance hall, lounge, dining room/bedroom 4, breakfast room, fitted kitchen, ground floor shower room, on the first floor are three double bedrooms, further shower room and a utility room.

### BENEFITS/FEATURES

Gas radiator central heating  
UPVC double glazing  
Rear courtyard garden

### GENERAL CONDITION

The property is presented in excellent order throughout

### FURNISHINGS INCLUDED

Carpets and curtains throughout

### KITCHEN APPLIANCES

Electric oven and hob



## LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£1300.00
Utilities included	No
Council Tax	Band C
Council tax payable	£ per annum

### RESTRICTIONS

\* **Non-smoking property**  
\* **No Sharers**

Our ref. L593

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

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

# Energy performance certificate (EPC)

58 GLADSTONE STREET  
BEDFORD  
MK41 7RT

Energy rating

**D**

Valid until: **28 September 2030**

Certificate number: **2110-5401-5000-8003-1821**

Property type

Mid-terrace house

Total floor area

106 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60