

Address: 31 Gladstone Street, Bedford MK41 7RR

Rental: £895.00 per calendar month

Availability: Available now

## FACT FILE

### PROPERTY STYLE

Mid terraced 2 bedroom house

### ACCOMMODATION

An attractive cottage style 2 bedroom Victorian terraced house with large lounge/diner, separate breakfast room, fitted kitchen, 2 double bedrooms and first floor bathroom with shower. UPVC double glazing, gas radiator central heating and attractive courtyard rear garden with rear access.

### BENEFITS/FEATURES

UPVC double glazing  
Gas radiator central heating  
On street parking

### GENERAL CONDITION

The property presented in excellent order throughout

### FURNISHINGS INCLUDED

Carpets and curtains throughout

### KITCHEN APPLIANCES

Gas cooker  
Washing machine  
Fridge/Freezer



## LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£895.00
Utilities included	No
Council Tax	Band B
Council tax payable	£

### RESTRICTIONS

\* **Non-smoking property**  
\* **No Pets**  
\* **No Sharers**  
**Our ref. L609**

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

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

## Energy performance certificate (EPC)

31 Gladstone Street  
BEDFORD  
MK41 7RR

Energy rating

**D**

Valid until: 30 May 2032

Certificate number: 2811-8011-5711-6612-1113

Property type

Mid-terrace house

Total floor area

66 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.](#)

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

