



Ashwell Road, Steeple Morden, Royston, SG8 0NZ

RENT PCM: £1,300 pcm DEPOSIT: £1,500

Unfurnished two bedroom end of terrace house situated in the popular and sought after village of Steeple Morden. One allocated parking space.

AVAILABLE: 18th November 2025

EPC RATING: B

COUNCIL TAX: C

VIEWING NOTES:

RECEPTION HALLWAY: Stairs to first floor. Smoke detector. Telephone point. Radiator. Tiled floor. Doors to:

GROUND FLOOR CLOAKROOM: uPVC glazed window to front. White suite comprising low flush toilet. Pedestal wash hand basin. Tiled walls. Tiled floor. Single Radiator. Spotlights.

KITCHEN/DINER: 17' 9" x 9' 4" (5.41m x 2.84m) uPVC windows to front and side. A range of matt cream wall and base units with work top over. Sage green tiled splashbacks. Stainless steel single drainer sink unit with mixer tap. Electric oven with hob and extractor hood over. Space and plumbing for washing machine. Double radiator. Pendent light and spotlights. Tiled floor throughout.

LIVING ROOM: 16' 10" x 11' 0" (5.13m x 3.36m) uPVC glazed windows and patio doors to rear overlooking the garden. Television point. Telephone point. Pendent light. Wood effect flooring. Double radiator.

FIRST FLOOR LANDING: Access to loft space. Smoke detector. Airing Cupboard. Carpet.

BEDROOM ONE: 16' 10" x 10' 1" (5.13m x 3.08m) uPVC glazed windows to front. Pendent lights. Double radiator. Carpet.

BEDROOM TWO: 16' 10" x 8' 9" (5.13m x 2.67m) uPVC glazed windows to rear. Pendent lights. Double radiator. Carpet.

BATHROOM: uPVC glazed window to side. White suite comprising panel enclosed bath with shower over. Shower screen. Pedestal wash hand basin with mixer tap. Low flush toilet. Radiator. Tiled walls. Chrome heated towel rail. Extractor fan. Spotlights Vinyl flooring.

FRONT GARDEN: Laid to lawn. Paved path to front door.

REAR GARDEN: Large rear garden mainly laid to lawn. Patio area. Garden shed. Fenced boundaries. Gate access to front.

PARKING: One allocated parking space.

Energy performance rating B. Council tax band C.

Professionals only. No smokers. No pets. No sharers. No students. Government benefits considered on application and subject to a guarantor. The landlord will potentially consider either a 6 or 12 month fixed term tenancy initially, to be discussed on application.

Please note that the tenant is responsible for all utility bills and council tax.

There is a broadband connection to this property - speed strengths may vary across different providers with further details available at Ofcom. There is mobile phone signal coverage to this property - signal strengths may vary across different providers.

SAB are acting on a 'Let Only' basis, and the landlord will manage the property throughout the tenancy.

LOCAL AREA INFORMATION Steeple Morden lies in Cambridgeshire (despite being close to the Hertfordshire border) in the south-western corner of the county, about 14 miles south-west of Cambridge.

It is served by the Ashwell & Morden railway station (in the hamlet of Odsey) on the Hitchin–Royston–Cambridge line, giving rail access.

There is one public house and Steeple Morden CofE Primary School for children age range of 4-11 years.