



Titchmarsh Close, Royston, Herts, SG8 5DD

RENT: £1,300 pcm
DEPOSIT: £1,500
AVAILABLE: Available Now
EPC RATING: C
COUNCIL TAX: C
VIEWING NOTES:

ENTRANCE HALLWAY: Pendant light. Carpet. Radiator.

LIVING ROOM/DINING ROOM: uPVC double glazed window and French doors with Juliette balcony. Two radiators. Two pendant lights. Carpet. Sofa, dining room table and coffee table.

KITCHEN: uPVC double glazed window to side. Range of wall and base units with worktops over. Stainless steel 1.5 bowl sink drainer unit with mixer tap. Electrolux gas hob, oven with extractor fan. Boiler. Washing machine. Space for fridge freezer. Part tiled walls, vinyl flooring.

BEDROOM ONE: uPVC double glazed window to side. Free standing wardrobe. Pendant light. Radiator. Carpet.

EN SUITE: uPVC obscure glazed window to front. White suite comprising of enclosed shower cubicle with shower over. Pedestal wash hand basin. Low level toilet. Extractor fan. Radiator. Part tiled walls. Carpet.

BEDROOM TWO: uPVC double glazed window to side. Free standing wardrobe. Pendant light. Radiator. Carpet.

BATHROOM: White suite comprising panel enclosed bath with low hand held shower attachment. Low level toilet. Pedestal wash hand basin. Extractor fan. Radiator. Carpet.

OUTSIDE: Communal gardens.

PARKING: One allocated parking space.

Energy performance rating C. Council tax band C.

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

No students, professionals accepted, and government benefits considered on application and subject to a guarantor. Smoking not permitted.

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.

LOCAL AREA INFORMATION Royston is a historic market town located on the Hertfordshire/Cambridgeshire border, widely regarded as an excellent commuter town thanks to its strong transport links to both Cambridge and London. The town is conveniently situated near the junction of the A505 and A10 roads, offering easy road access across the region. Royston railway station provides direct train services to London King's Cross in approximately 40 minutes and to Cambridge in just 15–20 minutes, making it ideal for professionals, students, and families alike. Within the town, there are town centre car parks, local bus links, and a range of public services.

The area is also rich in history. One of its most unique landmarks is the Royston Cave-a man-made underground chalk chamber beneath the town centre, featuring medieval religious carvings. The origins of the cave remain a mystery, with theories ranging from use by the Knights Templar to a hermit's cell. For outdoor leisure, Therfield Heath offers expansive chalk grassland, walking trails, and scenic views over the town. It's also home to Royston Golf Club. Additionally, the Priory Memorial Gardens, located in the town centre, offer landscaped gardens, a children's play area, and a peaceful place for relaxation.

Royston hosts a twice-weekly market every Wednesday and Saturday at Market Hill, offering a variety of fresh produce, local goods, and artisan stalls. The town features a mix of independent shops, high-street brands, cafés, restaurants, and traditional pubs, contributing to a welcoming and community-focused atmosphere. The town supports an active lifestyle with several local sports clubs, including tennis, hockey, cricket, and rugby.

In terms of education, King James Academy Royston provides a through-school model for students aged 9–16, formed by the merger of previous middle and upper schools. The area also includes a selection of primary and first schools, such as St Mary RC, Icknield Walk First, and others.