



## Woodland Grange, 66 Hay Street, Steeple Morden, Royston, Hertfordshire, SG8 0PE

**RENT:** £1,295 pcm

**DEPOSIT:** £1,490

**AVAILABLE:** Available Now

**EPC RATING:** D

**COUNCIL TAX:** C

### VIEWING NOTES:

Unfurnished two bedroom end terrace house, situated in the desirable village of Steeple Morden. Two allocated parking spaces with both private garden and communal gardens.

#### **uPVC front door to:**

**ENTRANCE HALL:** Stairs to first floor. Telephone entry system. Recessed spot light. Pendant light. Smoke alarm. Carpet. Understairs cupboard. Doors to:

**LOUNGE:** Two uPVC double glazed windows to side with blinds. uPVC double glazed French doors to side with curtains. Wall lights. Carpet.

**KITCHEN:** uPVC double glazed window to rear. A range of fitted wall and base units with work surfaces over. 1 ½ stainless steel sink unit with integral draining board and mixer tap. Integrated "Electrolux" fridge/freezer. "Hoover" oven. "AEG" ceramic hob with "AEG" extractor hood over. Built in "AEG" microwave. Integrated "Hoover" washer/dryer. Integrated "Electrolux" dishwasher. Recessed spotlights. Extractor fan. Wood effect vinyl flooring.

**DOWNSTAIRS TOILET:** uPVC obscure double glazed window to side. Low level toilet. Wash hand basin with mixer tap. Recessed spotlights. Extractor fan. Wood effect vinyl flooring.

**FIRST FLOOR LANDING:** uPVC double glazed window over stairs. Carbon monoxide and smoke detectors. Carpet. Cupboard housing boiler and hot water cylinder. Doors to:

**MASTER BEDROOM:** Two uPVC double glazed windows to front and side with blinds. Pendant light. Carpet. Door to:

**ENSUITE SHOWER ROOM:** uPVC double glazed window to front. Fully tiled shower unit with glass sliding doors. Part tiled walls. Low level toilet. Wash hand basin with mixer tap. Heated towel rail radiator. Extractor fan. Recessed spotlights. Wood effect vinyl flooring.

**BEDROOM TWO:** uPVC double glazed window to side with blind. Pendant light. Carpet.

**BATHROOM:** Obscure uPVC double glazed window to side. Panel enclosed bath with low level shower over. Low level toilet. Wash hand basin with mixer. Extractor fan. Recessed spotlights. Wood effect vinyl flooring.

**OUTSIDE:**

**GARDEN:** Mainly laid to lawn, enclosed with a picket fence. Patio area. Garden shed. Outside lighting.

**COMMUNAL GARDENS:** Communal gardens maintained by an external company.

**PARKING:** Two allocated parking spaces.

**AGENTS NOTES:** Energy performance rating D. Council tax band C.

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

Pets are not permitted by the freeholder therefore the landlord is not able to consider a pet request for this property.

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:** 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 C of E Primary School for children age range of 4-11 years