



## Redwing Rise, Royston, Hertfordshire, SG8 7XU

**RENT:** £1,325 pcm **DEPOSIT:** £1,525 **AVAILABLE:** 1st July 2026 **EPC RATING:** C **COUNCIL TAX:** C

Part glazed front door to:

**ENTRANCE HALLWAY:** Stairs to first floor. Pendant light. Smoke alarm. Radiator. Wood laminate flooring. Doors to:

**KITCHEN:** uPVC double glazed window to front. A range of fitted wall and base units with work surfaces over. Stainless steel drainer sink unit. Electric oven with gas hob and extractor hood over. Space for freestanding fridge/freezer. Freestanding washing machine. Wall mounted gas fired boiler.

**DOWNSTAIRS W.C:** uPVC obscure glazed window to front. Wash hand basin with tile splash back. Low level toilet. Ceiling light. Radiator. Tiled flooring.

**LOUNGE:** uPVC double glazed French doors to rear garden. Two double glazed windows to rear. Pendant light. Radiator. Telephone point. Aerial point. Ceiling light. Radiator. Wood laminate flooring.

**FIRST FLOOR LANDING:** Cupboard housing hot water cylinder and linen shelves. Pendant light. Smoke alarm. Carpet. Doors to:

**BEDROOM ONE:** uPVC double glazed window to front. Double fitted wardrobe with hanging rail and shelf. Pendant light. Radiator. Carpet.

**BEDROOM TWO:** uPVC double glazed window to rear. Pendant light. Radiator. Carpet.

**BATHROOM:** Obscure glazed uPVC window to rear. Panel enclosed bath with shower over, shower screen and fully tiled walls. Pedestal wash hand basin. Low level toilet. Tiled flooring.

### **OUTSIDE:**

**REAR GARDEN:** Patio with lawn area. Enclosed by panel fencing. Shed. Gate to rear.

**FRONT GARDEN:** Lawned area with path to front door.

**PARKING:** Parking space to side.

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

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.