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9 Scott Close, Royston, Hertfordshire, SG8 5ST

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## £1,675 Per Month

This beautifully refurbished three-bedroom end-of-terrace house offers modern, spacious living throughout and is ideally situated within easy reach of Royston Train Station, making it perfect for commuters.

The property has been renovated to a high standard and features a bright and contemporary open-plan living space, providing a versatile layout ideal for both relaxing and entertaining. The modern kitchen seamlessly flows into the living and dining area, creating a welcoming heart of the home.

Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom.

Externally, the property benefits from street parking and is conveniently located close to local amenities, schools, and transport links.

EPC Rating C

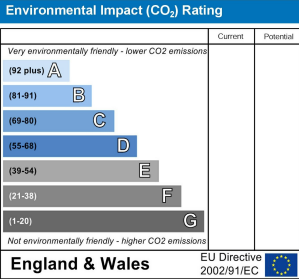
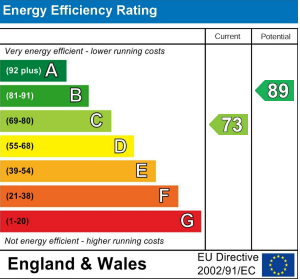
Council Tax Band C

Holding Deposit - Equivalent to 1 weeks rent - 386.00


Deposit - 1930.00

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.

