



## Prospect Close, Royston Road, Melbourn, Herts, SG8 6DH

**RENT:** £1,450 pcm

**DEPOSIT:** £1,670

**AVAILABLE:** 20th August 2026

**EPC RATING:** B

**COUNCIL TAX:** D

**VIEWING NOTES:**

**ENTRANCE:** uPVC double glazed door leading into hallway. Wood effect flooring. Pendant lights.

**HALLWAY:** Wood effect flooring. Pendant lights. Single radiator. Coat hooks. Fuse box. Thermostat. Understairs cupboard with light.

**CLOAKROOM:** uPVC double glazed window to side. Single radiator. White wash hand basin & toilet set in a vanity unit. Extractor fan. Single radiator. Wood effect flooring.

**DINING ROOM:** 13' 9" x 8' 8" (4.2m x 2.63m) uPVC windows to rear. Double radiator. Spotlights. Plug sockets/USB compatible. Wood effect flooring.

**LOUNGE:** 17' 3" x 12' 7" (5.27m x 3.83m) uPVC patio doors with side panels leading to the rear garden. Double radiator. Pendant lights. 4 x wall lights. Plug sockets/USB compatible. Television point. Telephone point. Curtains and curtain pole. Wood effect flooring.

**KITCHEN:** 15' 1" x 12' 6" (4.6m x 3.8m) uPVC window to front. Blinds. Double radiator. Spotlights. Plug sockets/USB compatible. Smoke detector. Wall & base units with wood effect work tops over. Stainless steel one & a half sink with drainer. Part tiled splashback. Electric ovens. Electric hob (5 rings) with stainless steel extractor hood over. Integral fridge, freezer, washer/dryer & dishwasher. All Lamona appliances. Wall mounted flat screen television. Wood effect flooring.

**STAIRS & LANDING:** Pendant lighting. Wooden hand-rail and staircase. Cupboard on landing housing water cylinder. Radiator. Smoke detector. Wood effect flooring.

**MASTER BEDROOM:** 10' 8" x 10' 2" (3.25m x 3.09m) uPVC double glazed windows to front. uPVC Velux windows with fitted blinds. Built in cupboards with shelves & hanging rails. Plug sockets/USB compatible. Pendant lights. Carpet. Door to:

**ENSUITE:** uPVC Velux window. Spotlights. White suite comprising of double shower, wash hand basin & toilet set in a vanity unit. Part tiled walls. Extractor fan. Chrome heated towel rail. Vinyl flooring

**BEDROOM TWO:** 10' 1" x 7' 2" (3.08m x 2.19m) uPVC Velux window to rear. Double radiator. Carpet. Pendant lights. Built in cupboard with shelf & hanging rail.

**BEDROOM THREE:** 10' 1" x 7' 1" (3.08m x 2.17m) uPVC Velux window to rear. Double radiator. Carpet. Pendant lights. Built in cupboard with shelf & hanging rail.

**BATHROOM:** uPVC Velux window. Chrome heated towel rail. Spotlights. White suite comprising of bath, shower, wash hand basin and toilet. Fully tiled around the bath. Shower over bath. Extractor fan. Vinyl flooring.

**OUTSIDE:** Bin store to front of property housing Vaillant boiler. Off road parking for two vehicles. Enclosed rear garden overlooking open fields. Gate to rear walkway. Outside electrical sockets. Shed.

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

Energy performance rating B. Council tax band D.

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.