



## The Close, Royston, SG8 7JT

**RENT:** £1,300 pcm **DEPOSIT:** £1,500 **AVAILABLE:** 15th July 2026 **EPC RATING:** C **COUNCIL TAX:** C

Unfurnished two bedroom end of terrace house close to local amenities with the benefit of front and rear gardens and off road parking.

**ENTRANCE HALL:** uPVC double glazed entrance door. Quarry flooring leading to laminate. Single radiator. Centre light fitting. Smoke detector. Cupboard understairs housing combi boiler.

**LOUNGE:** uPVC double glazed patio door to rear. Radiator. Brick fireplace, decorative only, not to be used. Coved ceiling. Centre light fitting. Telephone and television points.

**KITCHEN:** uPVC double glazed window to front. Range of fitted wall and base units. Veneered roll edge work surfaces. Tiled splash back. Stainless steel sink unit. Electric cooker and hob. Extractor hood over. Vinyl floor. Ceiling light fitting.

**FIRST FLOOR LANDING:** uPVC window to side over stairs. Smoke detector. Centre light fitting. Loft hatch.

**BEDROOM ONE:** Coved ceiling. Ceiling light fitting. Fitted wardrobe. Radiator. uPVC double glazed window to rear.

**BEDROOM TWO:** uPVC double glazed window to front. Radiator. Coved ceiling. Ceiling light fitting.

**BATHROOM:** uPVC double glazed window to rear. Coved ceiling. Ceiling light fitting. Vinyl floor. Panel enclosed bath with shower over. Pedestal wash hand basin. Low level w.c. Extractor fan.

**OUTSIDE FRONT:** Garden to front with path leading to front door.

**OUTSIDE REAR:** Paved area. Laid mainly to lawn. Fenced to sides and rear. Gated side access. Storage unit.

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

Energy performance rating C. Council tax band C.

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.