



Prospect Close, Royston Road, Melbourn, Hertfordshire, SG8 6DH

RENT: £1,675 pcm

DEPOSIT: £1,930

AVAILABLE: 4th May 2026

EPC RATING: B

COUNCIL TAX: E

VIEWING NOTES:

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

HALLWAY: uPVC double glazed window to side. Wood effect flooring. Built in double cupboard with hanging rail and shelf, housing fusebox. Pendant lights. Double radiator. Thermostat. Smoke detector. Understairs cupboard with light.

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

LOUNGE: 17' 4" x 14' 1" (5.29m x 4.3m) 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.

DINING ROOM: 13' 1" x 8' 2" (4m x 2.5m) uPVC windows to rear. Double radiator. Spotlights. Plug sockets/USB compatible. Wood effect flooring.

KITCHEN: 15' 1" x 14' 1" (4.61m x 4.28m) 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. Built in electric ovens. Electric hob (5 rings) with stainless steel extractor hood over. Integral fridge, freezer and dishwasher. All Lamona appliances. Wall mounted flat screen television. Wood effect flooring.

UTILITY ROOM: uPVC double glazed door to side. Wall & base units with wood effect work tops over. Stainless steel sink drainer unit. Integral washer/dryer. Wall mounted Vaillant boiler. Spotlights. Smoke detector. Extractor fan. 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: 12' 10" x 10' 2" (3.9m x 3.1m) uPVC double glazed windows to back. uPVC Velux windows with fitted blinds. Built in cupboards with shelves & hanging rails. Radiator. Pendant lights. Plug sockets/USB compatible. Carpet. Door to:

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

BEDROOM TWO: 12' 10" x 11' 2" (3.91m x 3.4m) uPVC Velux window to front. Built in cupboards with shelves & hanging rails. Radiator. Pendant lights. Carpet.

BEDROOM THREE: 10' 2" x 8' 6" (3.09m x 2.58m) uPVC double glazed window to rear. Built in cupboard with shelf & hanging rail. Radiator. Pendant lights. Carpet.

BEDROOM FOUR: 10' 2" x 7' 2" (3.09m x 2.18m) uPVC double glazed window to front. Built in cupboard with shelf & hanging rail. Radiator. Pendant lights. Carpet.

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

OUTSIDE: Off road parking for three vehicles. Enclosed rear garden overlooking open fields. Outside tap. Outside electrical sockets. Gate to rear walkway. Shed.

Energy performance rating B. Council tax band E.

Professionals only. No smokers. No pets. No sharers. No students. Government benefits considered on application and subject to a guarantor. The landlord will potentially consider either a 6 or 12 month fixed term tenancy initially, to be discussed on application.

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.

All gardens are maintained by the landlord.

The site has CCTV monitoring for additional security.

Please note that the tenant is responsible for all utility bills and council tax.