



## Siskin Close, Royston, Herts, SG8 7XX

**RENT:** £1,395 pcm

**DEPOSIT:** £1,605

**AVAILABLE:** Available Now

**EPC RATING:** C **COUNCIL TAX:** C

uPVC entrance door to:

**ENTRANCE HALLWAY:** Ceiling light, smoke detector, single radiator, laminate flooring, stairs to first floor.

**CLOAKROOM:** Obscure uPVC double glazed window to front. White suite comprising: pedestal wash hand basin, low level toilet, single radiator part tiled walls, mirror, ceiling light with shade and laminate flooring.

**OPEN PLAN LOUNGE/DINER:** uPVC double glazed windows to front, uPVC double glazed French doors to rear. Two double radiators, built in understairs cupboard with coat hooks and shelving. Ceiling lights, curtains and laminate flooring throughout.

**KITCHEN:** uPVC double glazed window to rear. A range of fitted wall and base units with worksurfaces over. Stainless steel sink drainer unit with mixer tap. Hotpoint washer/dryer. Indesit dishwasher. Space for freestanding fridge/freezer. Built in oven and gas hob with stainless steel extractor hood. Ceiling lights, cupboard housing Worcester boiler. Part tiled walls and vinyl flooring.

**BATHROOM:** Obscure double glazed window to rear with blind. White suite comprising panel enclosed bath with shower over, low level toilet, pedestal wash hand basin. Mirrored cabinet, part tiled walls, single radiator, towel rail, inset lights, extractor fan and vinyl flooring.

**STAIRS AND LANDING:** Built in cupboard housing water cylinder with shelving, smoke detector, carpet.

**MASTER BEDROOM:** uPVC double glazed windows to front with blinds and curtain pole. Double radiator, ceiling light, two double built in wardrobes, carpet, door to en suite.

**EN SUITE:** White suite comprising fully tiled enclosed shower cubicle, built in wash hand basin with vanity unit under, low level toilet. Single radiator, extractor fan, inset lights, mirror, towel ring and vinyl flooring.

**BEDROOM TWO:** uPVC double glazed window to rear with blind and curtains, double radiator, pendant light with shade, carpet.

**OUTSIDE:**

**FRONT GARDEN:** Off road parking for one vehicle.

**REAR GARDEN:** Fully enclosed rear garden with patio with grass area. Gate to rear access. Shed with light and power.

**AGENTS NOTES:** 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.

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

SAB are acting on a 'Let Only' basis, and the landlord will manage the property throughout the tenancy.

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.