



Greengage Rise, Melbourn, Royston, Hertfordshire, SG8 6DS

RENT: £1,250 pcm

DEPOSIT: £1,440

AVAILABLE: Available Now

EPC RATING: C

COUNCIL TAX: C

VIEWING NOTES:

ENTRANCE HALL uPVC double glazed front door and window to side, ceiling light, consumer unit, coat hooks, coir mat, door to lounge.

LOUNGE 17' 5" x 12' 11" (5.31m x 3.94m) uPVC double glazed windows to front with blind. Radiators, two pendant lights with shades. Smoke alarm, laminate flooring. Low level built in cupboard under stairs.

KITCHEN/DINER 12' 11" x 9' 2" (3.94m x 2.79m) Single glazed windows and door to conservatory. A Range of wall and base units with laminate worktops over. Stainless steel sink drainer unit with mixer tap. Freestanding Hotpoint cooker with hob. Hotpoint tall fridge/freezer. John Lewis washing machine. Ideal Boiler. Carbon monoxide alarm. Laminate flooring, part tiled walls, ceiling light.

CONSERVATORY 12' 1" x 8' 2" (3.68m x 2.49m) uPVC double glazed windows and French doors to garden. Vinyl flooring, wall light.

STAIRS AND LANDING Carpet to stairs and landing. Smoke alarm. Pendant light.

BEDROOM ONE 12' 11" x 9' 1" (3.94m x 2.77m) uPVC double glazed windows to rear. Curtains. Radiator. Carpet. Pendant light. Built in storage cupboard.

BEDROOM TWO 12' 11" x 9' 1" (3.94m x 2.77m) uPVC double glazed windows to front. Curtains. Radiator. Carpets. Pendant light.

BATHROOM White suite comprising of panel enclosed bath with shower attachment, pedestal wash hand basin with taps and low level toilet. Obscure uPVC double glazed window to side. White heated towel rail. Vinyl flooring. Part tiled walls. Mirrored wall cabinet.

OUTSIDE:

FRONT GARDEN Laid to lawn. Parking for several vehicles, pathway to front door.

REAR GARDEN Large back garden. Mainly laid to lawn. Shrubs, bushes, trees. Fully enclosed. Side access. Garage not for tenants use.

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.

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.