



Normans Lane, Royston, Hertfordshire, SG8 9BS

RENT: £1,100 pcm
DEPOSIT: £1,265
AVAILABLE: 23rd November 2026
EPC RATING: E
COUNCIL TAX: C

VIEWING NOTES:

PROPERTY INFORMATION Unfurnished two bedroom mid terrace house, situated in the heart of Royston town centre. One allocated parking space, basement and rear garden.

LOUNGE/DINER Open plan lounge/diner with fitted carpet and two built-in ornate brick fireplaces, for decorative effect only.

CELLAR With shelving, suitable for storage.

MASTER BEDROOM Wooden floor, brick fireplace for decorative effective only.

KITCHEN A range of wooden wall and base unit, wooden worksurfaces with Belfast sink. Integral fridge, freezer, washer/dryer, oven and gas hob. Terracotta floor tiles.

SECOND BEDROOM Fitted wardrobes with carpet.

BATHROOM White suite comprising panel enclosed bath with electric shower over, low level toilet, pedestal wash hand basin. Part tiled walls and splashback. Wall fitted mirrored vanity unit, vinyl flooring.

COURTYARD REAR GARDEN Part walled garden with flower borders.

PARKING One allocated parking space.

Energy performance rating E. Council tax band C.

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

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

Pets may be permitted subject to landlord approval. Any request to keep a pet will be considered reasonably and in accordance with legislation.

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.