



Coronation Avenue, Royston, SG8 9DJ

RENT: £1,250 pcm
DEPOSIT: £1,440
AVAILABLE: 13th April 2026
EPC RATING: D
COUNCIL TAX: B

VIEWING NOTES:

ENTRANCE HALL Stairs to first floor.

LIVING ROOM 12' 10" x 12' 9" (3.91m x 3.89m) Window to front. Brick open fireplace with hearth (not for use). . Radiator. Laminated floor

KITCHEN 12' 11" x 6' 9" (3.94m x 2.06m) A range of wall and base units with worktop over. 1 ½ bowl sink unit. Tiled splashbacks. Tiled floor. Hotpoint free standing electric cooker with ceramic hob and extractor hood over. Washing machine. Under counter fridge. Under counter freezer. Radiator. uPVC double glazed window to rear and door to conservatory.

UTILITY ROOM Matching wall units

CLOAKROOM Suite comprising low level toilet and wash hand basin.

CONSERVATORY 14' 0" x 7' 11" (4.27m x 2.41m) Radiator. Door to side garden. Door to garage.

LANDING With doors to;

BEDROOM ONE 13' 1" x 10' 0" (3.99m x 3.05m) Two windows to front. Radiator. Carpet.

BEDROOM TWO 9' 11" x 8' 11" (3.02m x 2.72m) Window to rear. Radiator. Carpet. Cupboard housing gas combination boiler

BATHROOM Window to side. White suite comprising low level toilet, panel enclosed bath with electric shower over and shower screen. Pedestal wash hand basin. Part-tiled walls. Vinyl flooring. Extractor fan.

OUTSIDE Panel enclosed fence to the front with gate leading to front door.
Double gates lead to drive with space for one vehicle.
Single Garage

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 D. Council tax band B.

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.

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.