

**£995 pcm**

10 Forsythia Road, St Ives, PE27 3AH



**To arrange a viewing call us now on 01480 388 888**

**Deposit £1,095**

Ellis Winters & Co are delighted to offer this WELL PRESENTED detached bungalow. Accommodation includes two double bedrooms, lounge, a REFITTED KITCHEN and bathroom. Outside the property benefits from a block paved driveway, garage and an enclosed rear garden. Available end of November. DEPOSIT £1,095.



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side access leads to an enclosed rear garden which is mainly laid to lawn with borders planted with a variety of flowers, shrubs and bushes. The rear garden also benefits from a patio seating area, a gravelled seating area and garden shed.

#### Directions

Travelling away from St Ives town centre on Pig Lane continue to the end of the road and turn left on St Audrey Lane. Turn right on Burstellars and continue on the road into Erica Road where Forsythia Road can be found on the left hand side.

EPC RATING - D



**Ground Floor**  
Front entrance door to:

**Entrance Hall**  
Radiator, coving to ceiling, storage cupboard.

**Lounge**  
4.98m (16'4") x 3.45m (11'4")  
Double glazed window to front, radiator, coving to ceiling.

**Kitchen**  
2.60m (8'6") x 2.36m (7'9")  
Refitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, built-in electric oven with grill, built-in four ring ceramic hob with extractor hood over, double glazed window to side, radiator, double doors opening to rear garden.

**Bedroom 1**  
3.53m (11'7") max x 3.29m (10'10")  
Radiator, coving to ceiling, patio doors opening to rear garden.



**Bedroom 2**  
4.98m (16'4") x 2.40m (7'10")  
Double glazed window to side, double glazed window to front, radiator.



**Bathroom**  
Fitted with a three piece suite comprising, a panelled bath with shower over, a pedestal wash hand basin and a low-level WC, full height tiling to all walls, extractor fan, two double glazed windows to side, radiator.

**Outside**  
The front of the property is bordered by a low level brick wall. A block paved driveway provides ample off road parking and leads to a garage with an up and over door. Gated



Ellis Winters & Co 14 Market Hill, St Ives, Cambridgeshire, PE27 5AL

Tel: 01480 388 888 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)