



Ground Floor  
Front entrance door to:

Porch  
Tiled flooring.

Cloakroom  
Fitted with a two piece suite comprising, a wash hand basin and a low-level WC, double glazed window to front, tiled splash backs, radiator, tiled flooring, coving to ceiling.

Entrance Hall  
Radiator, tiled flooring, under stairs storage cupboard, stairs leading to first floor.

Kitchen/Breakfast Room  
5.01m (16'5") x 3.44m (11'4")  
Fitted with a matching range of base and eye level units with worktop space over and under-unit lighting, 1½ bowl ceramic sink with waste disposal unit, integrated fridge/freezer, integrated dishwasher, built-in eye level electric oven with grill, built-in five ring induction hob with extractor hood over, double glazed window to rear, radiator, tiled flooring, ceiling spotlights, double doors opening to rear.

Utility Room  
2.99m (9'10") x 2.73m (8'11")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, extractor fan, plumbing for automatic washing machine, space for tumble dryer, radiator, tiled flooring, ceiling spotlights.

Store  
2.80m (9'2") x 2.33m (7'8")  
Up and over door opening to front.

First Floor

Landing  
Stairs leading to second floor.

Lounge/Diner  
6.05m (19'10") x 5.00m (16'5")  
Double glazed window to rear, two radiators, double doors opening to Juliet balcony

Study/Bedroom 4  
Two double glazed windows to front, radiator, ceiling spotlights, door to: 5.01m (16'5") x 2.83m (9'4") max

Second Floor

Landing Coving to ceiling, airing cupboard.

Bedroom 1  
Velux window to front, radiator. 4.00m (13'1") x 3.62m (11'11")

En-suite Shower Room  
Fitted with a three piece suite comprising, a walk-in shower area with shower over, a wash hand basin set with fitted bathroom furniture and a low-level WC, heated towel rail, extractor fan, Velux window to front, coving to ceiling, ceiling spotlights.

Bedroom 2  
Radiator, coving to ceiling, double doors opening to Juliet balcony. 3.32m (10'11") x 2.89m (9'6")

Bedroom 3  
Velux window to rear, radiator, coving to ceiling. 2.14m (7') x 1.95m (6'5")

Bathroom  
Fitted with a three piece suite comprising, a panelled bath with shower over, a wash hand basin and a low-level WC, ceramic tiling, heated towel rail, tiled flooring, coving to ceiling, ceiling spotlights.

Outside

A block paved driveway provides off road parking and leads to a store with an up and over door. A low level cast iron railing borders a decorative flower bed. To the rear of the property is a private mooring and a path leading to a communal riverside lawn.

Further Information

Rental Period: Long-term let  
Council Tax Band: E  
EPC Rating: D  
Heating Type: Gas  
Household Annual Income: Minimum £58,500 required  
Deposit: £2050

Agent Note

Please note that the images shown were taken before the current tenant moved in. New photos are scheduled to be taken shortly.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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## PROPERTY SUMMARY

Situated in a sought after riverside location in St Ives this well presented town house benefits from lovely views and its own private mooring. Accommodation which is set over three floors includes four bedrooms with an en suite shower room to master, a modern kitchen/breakfast room, a matching utility room, lounge/diner and family bathroom. The property also benefits from a communal garden area, a private driveway and a store with an up and over door. Available beginning of August. DEPOSIT £2050.

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