



**Ground Floor**

**Entrance Hall**

**Sitting Room**  
4.41m (14'6") x 3.39m (11'1") max

**Dining Room**  
4.20m (13'9") x 2.83m (9'3")

**Kitchen**  
4.56m (14'11") x 3.11m (10'2")

**Hall**

**Shower Room**

**Bedroom 3**  
3.29m (10'10") x 2.91m (9'7")  
Window to rear, window to side.

**First Floor**

**Landing**

**Bedroom 1**  
3.81m (12'6") max x 3.61m (11'10")

**Bedroom 2**  
3.51m (11'6") x 2.28m (7'6")

**Bathroom**

**Outside**

Gated side access leads to the fully enclosed rear garden which is mainly

laid to lawn and benefits from a large patio seating area.

**Further Info**

Length of tenancy: minimum of 6 months

Council tax band: C

EPC Rating: D

Salary Required: £41,850

**Agents Note**

Please note that photos were taken before the current tenant moved in to the property in 2023.

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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FENSTANTON, PE28 9JH

## PROPERTY SUMMARY

A deceptively large character home in the popular village of Fenstanton with great road links to St Ives and Cambridge. Accommodation includes three bedrooms, two bathrooms, a good sized kitchen, and two reception rooms. The property also benefits from an enclosed rear garden. Available Mid-August. DEPOSIT £1495.

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