



This lovely cottage is situated in one of the area's most sought after locations. The accommodation includes three bedrooms, two reception rooms, kitchen, utility room and bathroom. There is a lovely front, rear and side garden. Deposit £1,400. Available immediately

Bedroom 1
3.77m (12'5") max x 3.37m (11'1")
Double glazed window to front, radiator, exposed wooden floorboards, built in double wardrobe.

Ground Floor
Front entrance door to:

Bedroom 2
2.76m (9'1") x 2.24m (7'4")
Double glazed window to side, radiator, exposed wooden floorboards.

Porch
Two double glazed windows to front, circular window to side, wall mounted electric heater, coving to ceiling.

Bedroom 3
2.46m (8'1") x 2.39m (7'10")
Double glazed window to rear, radiator.

Sitting Room
3.77m (12'5") x 3.18m (10'5")
Double glazed window to front, radiator, coving to ceiling, open fire, stairs leading to first floor.

Outside
The property benefits from a front, side and rear garden which is bordered by a brick wall. The front and side garden is mainly laid to lawn and planted with a variety of trees, flowers, shrubs and bushes. The rear garden has been paved and laid with gravel for low maintenance. The property also benefits from parking located to the front.

Dining Room
3.76m (12'4") x 3.75m (12'4")
Radiator, coving to ceiling, under stairs storage cupboard, sliding patio doors opening to garden.

Agent Note
Pictures were taken before the last tenant moved into the property and are due to be updated shortly.

Hall
Airing cupboard.

Further Information:
Length of Tenancy: 6 months minimum
Council Tax Band: B
EPC Rating - E
Minimum annual earnings required to pass referencing: £37,500

Kitchen
3.59m (11'9") x 3.03m (9'11")
Fitted with a matching range of base and eye level units with worktop space over and breakfast bar, 1½ bowl stainless steel sink with mixer tap, plumbing for dishwasher, space for fridge/freezer, space for cooker with extractor hood over, double glazed window to side, radiator, coving to ceiling.

Utility Room
1.93m (6'4") x 1.73m (5'8")
Plumbing for washing machine, floor mounted oil-fired boiler.

Bathroom
Fitted with a three piece suite comprising, a panelled bath with shower over, a pedestal wash hand basin and a low-level WC, tiled splash backs, extractor fan, double glazed window to rear, radiator, coving to ceiling.

First Floor

Landing
Radiator.

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



OFFICE ADDRESS
14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS
01480 388889
infostives@elliswinters.co.uk
www.elliswinters.co.uk



£1,250 PER MONTH
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PROPERTY SUMMARY

This lovely cottage is situated in one of the area's most sought after locations. The accommodation includes three bedrooms, two reception rooms, kitchen, utility room and bathroom. There is a lovely front, rear and side garden. Deposit £1,350. Available Beginning of August

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