



Total area: approx. 230.6 sq. metres (2482.6 sq. feet)

Ground Floor 3.74m (12'3") x 3.17m (10'5") max

Entrance Hall Bedroom 4
4.44m (14'7") x 2.75m (9') max

Cloakroom Bathroom

Study 2.97m (9'9") x 2.12m (6'11")
Dining Room 3.57m (11'9") x 3.52m (11'7")

Agent Notes
Photos and video were taken before the property was emptied. The property is now empty and offered unfurnished.

Conservatory 4.56m (15') x 3.04m (10')
Lounge 4.56m (15') x 4.39m (14'5")

Further Information
Length of tenancy: Long term
EPC Rating: D
Council Tax Band: E
Total yearly earnings required to pass referencing: £67,500 minimum pa.

Kitchen/Diner 7.28m (23'10") x 4.73m (15'6")
Utility Room 5.16m (16'11") x 1.79m (5'11")

First Floor
Landing Bedroom 1
6.28m (20'7") max x 5.59m (18'4") max

En-suite Shower Room
Bedroom 2
4.45m (14'7") x 3.42m (11'2")

Bedroom 3

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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THE PASTURE
SOMERSHAM, PE28 3YX



PROPERTY SUMMARY

A substantial detached home situated at the end of a cul de sac in one of Somersham's most popular residential roads. Accommodation briefly comprises, four good sized bedrooms, three reception rooms, a refitted kitchen/diner, matching refitted utility room, refitted en suite and family bathroom, cloakroom and conservatory. Outside the property offers ample off road parking, double garage, and a good sized southerly facing rear garden. Available Immediately. DEPOSIT £2350.

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