



**Ground Floor**

**Entrance Hall**

**Refitted Open-Plan Kitchen/Living Room**  
 5.89m (19'4") x 4.88m (16')  
 Integrated washing machine, fridge, freezer, electric oven, and an induction hob.

**Bedroom 1**  
 5.89m (19'4") x 3.66m (12') max  
 Fitted wardrobes, and media wall.

**Bedroom 2**  
 3.52m (11'7") max x 2.81m (9'3")

**Bedroom 3**  
 3.04m (10') x 2.08m (6'10")

**Refitted Bathroom**

**Further Information**  
 Rental Term: Minimum 6 months, Long term available  
 Council Tax Band: C  
 EPC Rating: D  
 Annual Household Income: Minimum £41,250

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**

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 St Ives  
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 PE27 5AL

**OFFICE DETAILS**

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**£1,375 PER MONTH**  
**ERICA ROAD**  
 ST. IVES, PE27 3AG



## PROPERTY SUMMARY

An detached bungalow within a popular location. The property is a short distance from amenities and schools. The property features a modern kitchen with integrated appliances, a modern bathroom, open-plan living, and three bedrooms. There is a driveway and an enclosed rear garden. Available beginning of September. Deposit £1,400.

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