



Ground Floor  
Front entrance door to:

Entrance Hall  
Radiator, coving to ceiling, stairs leading to first floor.

Cloakroom  
Fitted with a two piece suite comprising, a pedestal wash hand basin and a low-level WC, extractor fan, tiled splash back, radiator, coving to ceiling.

Kitchen  
2.84m (9'4") x 2.34m (7'8")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric oven with grill, built-in four ring gas hob with pull out extractor hood over, double glazed window to front, radiator, coving to ceiling, ceiling spotlights, wall mounted gas boiler.

Lounge/Diner  
4.72m (15'6") max x 4.65m (15'3")  
Double glazed window to rear, two radiators, coving to ceiling, under stairs storage cupboard, double doors opening to rear garden.

First Floor  
Landing  
Coving to ceiling, airing cupboard.

Bedroom 2  
4.72m (15'6") x 3.03m (9'11") max  
Two double glazed windows to rear, two radiators, coving to ceiling.

Bedroom 3  
4.72m (15'6") x 2.60m (8'6") max  
Two double glazed windows to front, radiator, coving to ceiling.

Bathroom  
Fitted with a three piece suite comprising, a panelled bath, a pedestal wash hand basin and a low-level WC, ceramic tiled splash backs, extractor fan, shaver point, radiator, coving to ceiling, ceiling spotlights.

Second Floor

Landing

Coving to ceiling.

Bedroom 1  
4.74m (15'7") x 3.14m (10'4")  
Two double glazed windows to front, radiator, coving to ceiling, storage cupboard.

En-suite Shower Room  
Fitted with a three piece suite comprising, a shower enclosure, a pedestal wash hand basin and a low-level WC, ceramic tiled splash backs, extractor fan, shaver point, double glazed window to rear, radiator, coving to ceiling, ceiling spotlights.

Bedroom 4  
2.91m (9'7") x 2.73m (8'11")  
Double glazed window to rear, radiator, coving to ceiling.

OUTSIDE  
The property has an enclosed rear garden which is mainly laid to lawn with a small patio seating area. Gated rear access leads to the off road parking and garage.

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

Further Information:  
Length of Tenancy: 6 months minimum  
Council Tax Band: D  
EPC Rating - C  
Minimum annual earnings required to pass referencing: £40,500

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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**£1,350 PER MONTH**  
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## PROPERTY SUMMARY

A great sized town house with FOUR DOUBLE BEDROOMS, TWO BATHROOMS, and a MODERN KITCHEN. The property also benefits from an enclosed rear garden, off road parking and a garage. Available Immediately. DEPOSIT £1,450. EPC - C.

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