



Ground Floor
Front entrance door to:

Hall
Under-stair cupboard, radiator, ceramic tiled flooring, stairs to first floor.

Cloakroom
Two piece suite comprising, pedestal wash hand basin and high-level flush WC, extractor fan, radiator, ceramic tiled flooring.

Living Room
4.84m (15'10") x 3.10m (10'2")
Bay sash windows to front and side, three radiators.

Kitchen/Dining Room
4.84m (15'10") x 3.57m (11'9")
Base level units with granite worktop space over, 1+1/2 bowl stainless steel sink unit, integrated dishwasher, plumbing for washer/dryer machine, space for an American style fridge/freezer (washing machine and American style fridge/freezer included within the sale), built-in oven and microwave, four ring hob with extractor hood over, bay sash window to front, double glazed window to side, radiator, ceramic tiled flooring, recessed spotlights, concealed gas boiler, bi-fold door to garden.

First Floor Landing
Double glazed window to front.

Bedroom 1
3.70m (12'2") x 2.88m (9'5") max
Double glazed sash window to front, radiator.

En-suite
Three piece comprising pedestal wash hand basin, shower cubicle and low-level WC,

heated towel rail, extractor fan, double glazed window to side, ceramic tiled flooring with recessed spotlights.

Bedroom 2
3.12m (10'3") x 2.57m (8'5")
Double glazed sash windows to front and side, radiator.

Bedroom 3
3.12m (10'3") x 2.17m (7'1")
Double glazed window to side, radiator.

Bathroom
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, ceramic tiling, heated towel rail, extractor fan, ceramic tiled flooring, recessed spotlights.

Outside
The front and side gardens have been landscaped with a lawn, flowers and shrubs, the rear garden is laid to lawn with a patio area, there's allocated parking for two cars.

Further Information
Length Of Tenancy Period: Min 6 Months
Council Tax Band: C
EPC Rating: B
Annual Household Income To Pass Referencing: Min £49,500

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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PROPERTY SUMMARY

A superb EX SHOW home available. Boasting a lounge, kitchen/diner, three double bedrooms, en-suite to master, bathroom, enclosed rear garden and off road parking for two cars. Available immediately, DEPOSIT £1,750.

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