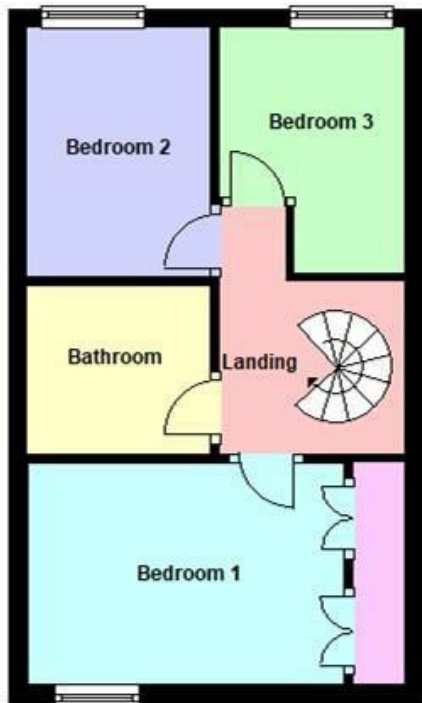
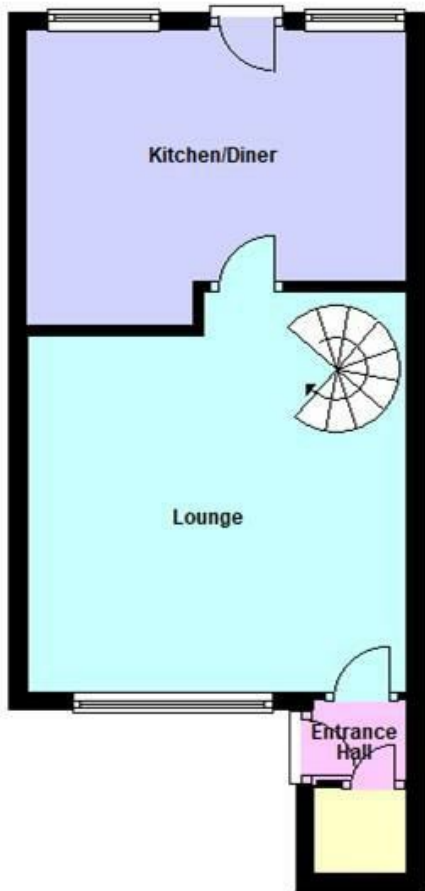




GROUND FLOOR
Front entrance door to:

ENTRANCE HALL
Radiator, storage cupboard.

LOUNGE
14' 4" x 13' 7" (4.37m x 4.14m) Double glazed window to front, radiator, stairs leading to first floor.

KITCHEN/DINER
13' 7" x 11' 3" (4.14m x 3.43m) Fitted with a matching range of base and eye level units with worktop space over and under-unit lighting, stainless steel sink with single drainer and mixer tap, plumbing for automatic washing machine, plumbing for dishwasher, space for fridge/freezer, cooker with electric double oven, grill and a four ring electric hob, two double glazed windows to rear, radiator, door opening to rear garden.

FIRST FLOOR LANDING
Radiator.

BEDROOM 1
11' 5" x 8' 0" (3.48m x 2.44m) Double glazed window to front, radiator, range of built in wardrobes.

BEDROOM 2
9' 0" x 6' 7" (2.74m x 2.01m) Double glazed window to rear, radiator.

BEDROOM 3
9' 0" x 6' 9" (2.74m x 2.06m) Double glazed window to rear, radiator.

BATHROOM
Fitted with a three piece suite comprising, a panelled bath with electric shower over, a pedestal wash hand basin and a low-level WC, heated towel rail, extractor fan, storage cupboard.

OUTSIDE
The front garden is planted with a variety of flowers, shrubs and bushes. The enclosed rear garden is mainly laid to lawn and planted with a variety of flowers, shrubs and bushes. The rear garden also benefits from two patio seating areas. To the rear of the garden is a gate which leads to a garage located in a near by block.

Further Information
Tenancy Period: Minimum 6 months
Council Tax Band: A
EPC Rating: C
Annual Household Income Required To Pass Referencing: Minimum £31,500

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

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

THREE BEDROOM MID-TERRACE HOME situated in the popular village of Needingworth. The property includes a lounge, kitchen/diner, bathroom and an enclosed rear garden. The property also benefits from gas central heating, replacement double glazing and a garage. AVAILABLE MID APRIL. Deposit £1150.

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