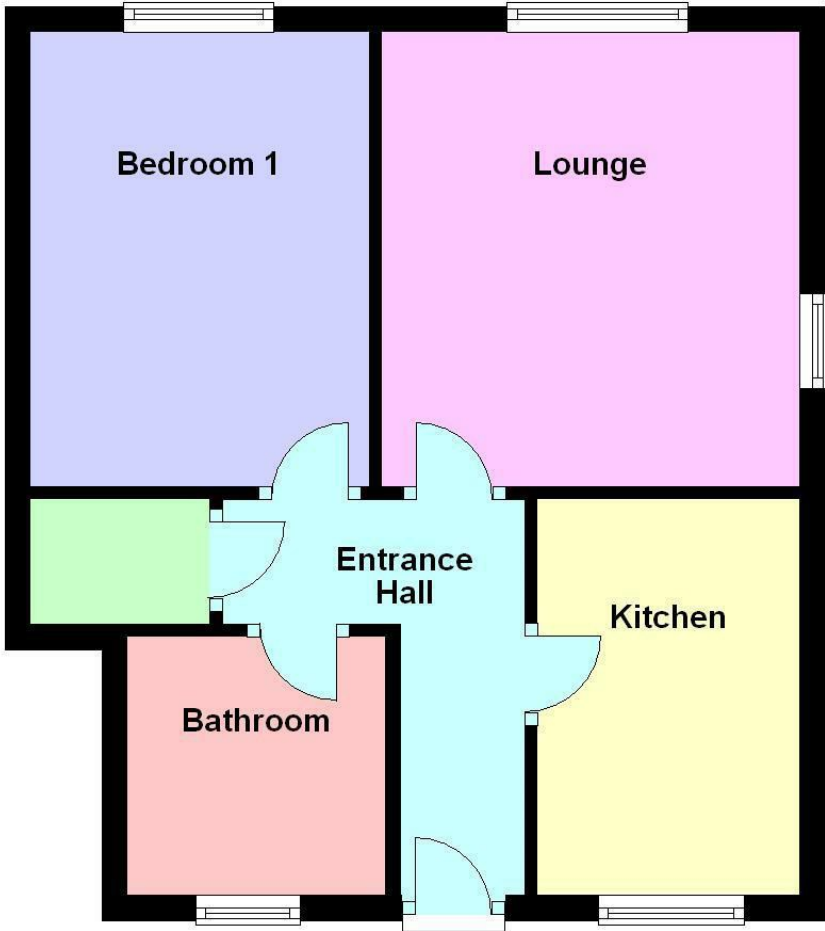




PVCu double glazed door to:

#### ENTRANCE HALL

Radiator, coving to ceiling, Large built in cupboard.

#### KITCHEN

3.10m (10'2") x 2.06m (6'9") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, built-in oven and gas hob with extractor hood over, PVCu double glazed window to front, laminate flooring, coving to ceiling.

#### LOUNGE

3.56m (11'8") x 3.28m (10'9") PVCu double glazed windows to rear, and side, radiator, coving to ceiling.

#### BEDROOM 1

3.56m (11'8") x 2.66m (8'9") PVCu double glazed window to rear, radiator, coving to ceiling.

#### BATHROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over. Ceramic tiling, PVCu double glazed window to front, radiator, coving to ceiling.

#### OUTSIDE

To the front of the property is a small

courtyard which offers storage and gated outside space.

#### DIRECTIONS

On entering the village from the St Ives direction continue along the High Street. At the cross-roads turn left onto Parkhall Road and right into Providence Close where the property can be found on the right hand side.

#### VIEWINGS

By appointment with Ellis Winters

#### Further Information

Tenancy Period: Minimum 6 months

Council Tax Band: A

EPC Rating: C

Annual Household Income Required To Pass Referencing: Minimum £25,500

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

**ellis winters**  
sales & lettings since 2001

#### OFFICE ADDRESS

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

#### OFFICE DETAILS

01480 388889  
infostives@elliswinters.co.uk  
www.elliswinters.co.uk



**ellis winters**  
sales & lettings since 2001

**£850 PER MONTH**  
**PROVIDENCE CLOSE**  
HUNTINGDON, PE28 3YR



PROPERTY SUMMARY

A super ground floor apartment situated in a small private courtyard close to the centre of the village and all its facilities.  
Available Immediately. Deposit £950

1



1



1

