



Ground Floor

Entrance Hall

Lounge/Dining Room
7.44m (24'5") x 3.91m (12'10")

Kitchen
3.11m (10'3") x 2.41m (7'11")

Utility Room
3.31m (10'10") x 1.81m (5'11")

First Floor

Landing

Bedroom 1
3.71m (12'2") x 2.74m (9')

Bedroom 2
3.63m (11'11") x 2.74m (9') max

Bedroom 3
2.86m (9'5") x 2.02m (6'8")

Bathroom

Outside

To the front of the property is a slated and paved garden, there is a concrete hard stand, and gated access to the side and rear gardens.

To the side is a hard stand and paved garden, that opens to the rear garden.

The rear garden offers a timber decked seating area, it is laid mainly to lawn, with a concrete hard stand ideal for a shed. There is a personal door into the garage en block.

Further Information

Tenancy Period: Minimum 6 months

Council Tax Band: B

EPC Rating: C

Annual Household Needed To Pass Referencing: Minimum £45,000

Deposit: £1,600

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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HILL RISE
ST. IVES, PE27 6SG

PROPERTY SUMMARY

A well-presented, end-terrace, in a popular location, within walking distance of public transport links to the Guided Busway, and Hill Rise Park. This superb home features a modern kitchen and utility room, a modern bathroom, and is short distances from schooling and amenities. There is a good-sized lounge/dining room and three bedrooms. There are front, side, and rear gardens, and a garage en block.

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