



**Ground Floor**

**Entrance Hall**

**Kitchen**  
3.65m (12') x 2.58m (8'6")

**Lounge/Dining Room**  
4.47m (14'8") x 3.66m (12')

**First Floor**

**Landing**

**Bedroom 1**  
4.47m (14'8") x 3.38m (11'1")

**Bedroom 2**  
2.94m (9'8") x 2.60m (8'6")

**Bedroom 3** 2.94m (9'8") x 1.77m (5'10")

**Bathroom**

**Outside**

To the front of the property, the garden is laid mainly to gravel, with a paved pathway.

To the rear of the property is an enclosed rear garden, with a raised paved patio seating area, the garden is laid mainly to lawn, with a well-stocked, mature flower bed border. There is gated access to the rear and a garden shed.

**Further Information:**

Length of Tenancy: 6 months minimum  
Council Tax Band: B  
EPC RATING – C  
Household income required to pass referencing: £36,000pa

**Agents Note:**

Pictures were taken before the last tenant moved into the property and are due to be updated shortly.  
The property is due to be fully decorated throughout prior to moving in

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 well-presented, terraced home in a cul de sac location. This property features a kitchen, a lounge/dining room, three bedrooms, and a bathroom. there is an enclosed rear garden, and a communal parking bay or on road parking. Available Early May Deposit £1300

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