



Ground Floor	Double glazed window to side, radiator, coving to ceiling.
Front entrance door to:	
Entrance Hall	Bedroom 2
	3.58m (11'9") x 2.36m (7'9")
Coving to ceiling, storage cupboard, separate under stairs storage cupboard.	Double glazed window to front, radiator, coving to ceiling.
Lounge	Bathroom
3.89m (12'9") x 3.54m (11'7")	Fitted with a three piece suite comprising, a panelled bath with shower over, a pedestal wash hand basin and a low-level WC, full height ceramic tiling to two walls, double glazed window to front, radiator, coving to ceiling.
Double glazed box window to side, two radiators, coving to ceiling, stairs leading to first floor.	
Kitchen	Outside
3.59m (11'9") max x 2.31m (7'7")	The front garden is laid to lawn and planted with a variety of shrubs and bushes. The property also benefits from an allocated off road parking space.
Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, cooker with pull out extractor hood over, double glazed window to front, radiator, tiled flooring, coving to ceiling.	Directions
	Travelling away from St Ives town centre on the Somersham Road turn left at the mini roundabout onto Marley Road. Take the fifth left onto Constable Road and the property can be found on the right hand side on the corner of Morland Way.
First Floor	Further Information:
Landing	Tenancy Length - 6 Months Minimum
	EPC RATING - C
Electric heater, coving to ceiling.	Council Tax Band - B
	Minimum Salary required: £29,850
Bedroom 1	
3.54m (11'7") x 2.85m (9'4")	

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 two bedroom home with lounge, kitchen and bathroom. The property also benefits from allocated off road parking, gas central heating and UPVC double glazing. Available immediately. DEPOSIT £1,095

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