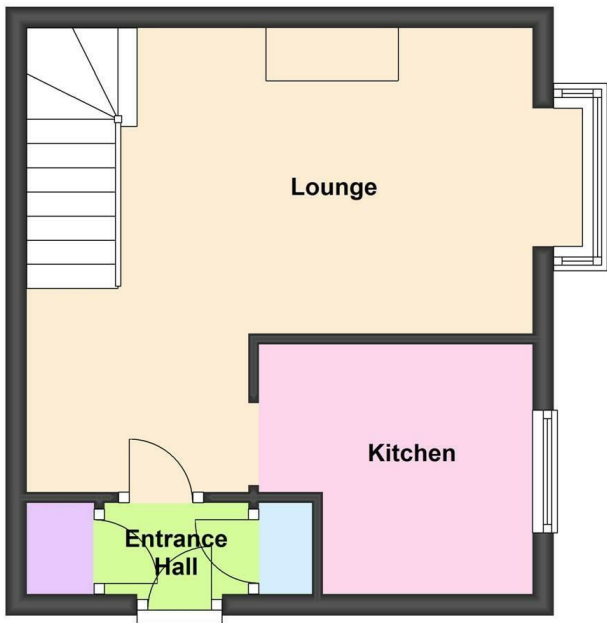
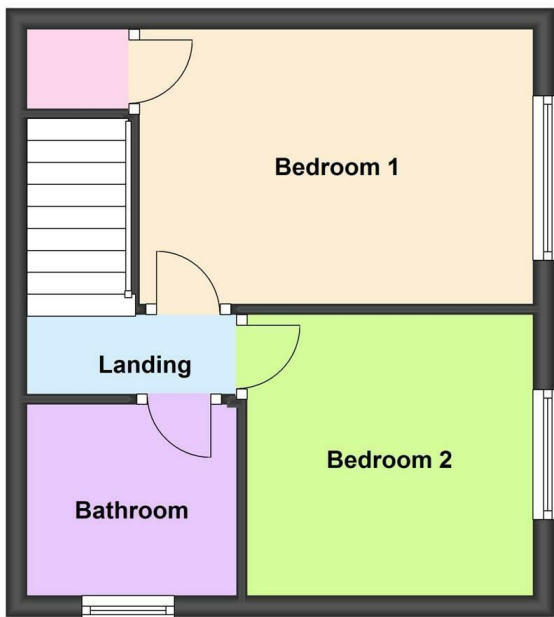


Ground Floor



First Floor



GROUND FLOOR

Side access to Upvc part glazed entrance door leading through to:

Wood effect laminate flooring, two cupboards, door leading through to:

LIVING ROOM

15' 7" x 14' 4" (4.75m x 4.37m) Box bay double glazed window to the front, two electric storage heaters, wooden laminate flooring and stairs leading to first floor.

KITCHEN

8' 4" x 7' 8" (2.54m x 2.34m) Fitted with a matching base and eye level units, stainless steel sink, automatic washing machine, space for fridge/freezer and cooker, double glazed window to the front, wooden laminate flooring.

FIRST FLOOR

BEDROOM 1

12' 3" x 9' 0" (3.73m x 2.74m) Double glazed window to the front, electric storage heater, storage cupboard.

BEDROOM 2

8' 11" x 8' 5" (2.72m x 2.57m) Double

glazed window to the front, electric storage heater.

BATHROOM

8' 11" x 8' 5" (2.72m x 2.57m) Double-glazed window to the front, Electric Shower over bath, Sink, toilet.

OUTSIDE

There is an open plan garden which is laid to lawn and an allocated parking space.

FURTHER INFORMATION

Length Of Tenancy: Minimum of 6 months

Council Tax Band: B

EPC Rating: D

Minimum household income required to pass referencing: £31,500

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

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PROPERTY SUMMARY

A very well-presented two-bedroom property situated in a popular area of St Ives. In addition to the two bedrooms, the property offers a refitted kitchen, living room, refitted bathroom, allocated parking and double-glazed windows. The property has been redecorated throughout. Available immediately. Deposit £1150

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