



Ground Floor

Lounge  
4.65m (15'3") x 3.71m (12'2")

Dining Room  
3.28m (10'9") x 2.44m (8')

Kitchen  
3.28m (10'9") x 2.15m (7'1")  
Conservatory  
2.49m (8'2") x 2.02m (6'8")

First Floor

Landing

Bedroom 1  
3.42m (11'3") x 2.81m (9'3")

Bedroom 2  
3.67m (12'1") max x 2.71m (8'11")

Bedroom 3  
2.41m (7'11") x 1.89m (6'3")

Shower Room

Further Information  
Length Of Tenancy Period: Min 6 Months  
Council Tax Band: C  
EPC Rating: D  
Annual Household Income To Pass Referencing: Min £37,500

#### OFFICE ADDRESS

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

#### OFFICE DETAILS

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## PROPERTY SUMMARY

A well-presented, end-terrace home, in a popular cul-de-sac location. The property features a lounge, a dining room, a kitchen with an integrated fridge/freezer and electric oven and a conservatory. There are three bedrooms and a modern shower room. Outside the property is a part enclosed front garden with a gate to the side and an outside cupboard. To the rear there is an enclosed garden with paved patio seating areas, laid mainly to lawn, with mature well-stocked raised planters. There is a door into the garage/store which has power and light connected. Available Mid January, Deposit £1350

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