



Ground Floor	Bedroom 2 5.09m (16'9") x 3.61m (11'10")
Entrance Hall	Bedroom 3 3.74m (12'3") x 3.65m (12')
Lounge 7.19m (23'7") max x 3.67m (12')	Bedroom 4 3.74m (12'3") x 3.37m (11'1")
Dining Room 3.74m (12'3") x 3.67m (12')	Bathroom 2.72m (8'11") x 2.45m (8')
Kitchen/Breakfast Room 7.25m (23'9") x 5.09m (16'9") max	WC
Pantry 1.85m (6'1") x 1.25m (4'1")	Further Information Council Tax Band: E EPC Rating: D Deposit: £1950 Annual Household Income Required: Minimum £55,500
Porch	Agents Note: This property features an oil-fired Aga in the kitchen/breakfast area. This is in place for decorative purposes only. The property is gas- central-heated. The property benefits from some secondary glazing, single- glazing, and double-glazed windows. The landlord will maintain the garden at no additional cost.
Wet Room 2.38m (7'10") x 2.09m (6'10")	
Utility Area 2.38m (7'10") x 0.87m (2'10")	
Study/Boot Room 3.52m (11'6") x 3.34m (10'11")	
Garden Room 4.22m (13'10") x 3.50m (11'6")	
First Floor	
Landing	
Bedroom 1 4.28m (14') max x 3.67m (12')	

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

An extended, detached, Victorian period property, in a well-serviced village location. This stunning home boasts good-sized rooms throughout, measuring approx. 2,747 SQFT (incl. the garage) and features, Three reception rooms, a large kitchen/breakfast room, four bedrooms, a ground-floor wet room, a family bathroom, and a separate WC. Outside the property, there is a large rear garden, a generous driveway, and a large detached tandem-length double garage. Available beginning of March Deposit: £1,950.

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