

£850 pcm

44 Erica Road, St. Ives, Cambs, PE27 3AE



To arrange a viewing call us now on 01480 388 888

Deposit £950

End of terraced bungalow is situated overlooking a green to the front and benefits from a good sized garden and a garage located in a nearby bloc. Accommodation includes two double bedrooms, lounge, kitchen and shower room. The property also benefits from gas central heating and newly installed boiler. UPVC double glazing. Available mid January 2022. Deposit £950.



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Ground Floor
Front entrance door to:

Porch
Radiator.

Lounge
4.10m (13'5") x 3.51m (11'6")
Double glazed window to front, two radiators, coving to ceiling.

Hall
Airing cupboard.

Kitchen
3.56m (11'8") x 2.19m (7'2")
The kitchen is a Greenwich Shaker Ivory with Blackstone worktop with a Lamona Drayton 1.0 Bowl single sink and drainer chrome effect and monobloc tap. There is a new Lamona fan assisted electric oven and Gas Hob and Chimney extractor. The new boiler is recessed into one of the new wall units. There is plumbing for automatic washing machine, space for fridge, space for freezer, double glazed window to rear, door opening to side.

Bedroom 1
3.53m (11'7") x 2.74m (9')
Double glazed window to front, radiator, coving to ceiling, built in wardrobe.

Bedroom 2
3.09m (10'1") max x 2.64m (8'8")
Double glazed window to rear, radiator.

Show er Room
Fitted with a three piece suite comprising, a walk in double shower cubicle with electric shower over, a pedestal wash hand basin and a low-level WC, tiled splash backs, double glazed window to rear, radiator.

OUTSIDE

The front garden is laid to lawn and planted with a variety of flowers, shrubs and bushes. Gated side access leads to the good sized enclosed rear garden which is mainly laid to lawn with borders planted with a variety of flowers, shrubs and bushes. The rear garden also benefits from a patio seating area and a small garden shed. Gated access to the rear of the garden provides access along a footpath to the nearby garage on bloc.

DIRECTIONS

Traveling away from St Ives town centre on Pig Lane continue to the end of the road then turn left onto St Audrey Lane. Then take the next right into Burstellers and continue along the road into Erica Road.

EPC RATING - D



Ellis Winters & Co 14 Market Hill, St Ives, Cambridgeshire, PE27 5AL
Tel: 01480 388 888 Email: info@elliswinters.co.uk www.elliswinters.co.uk