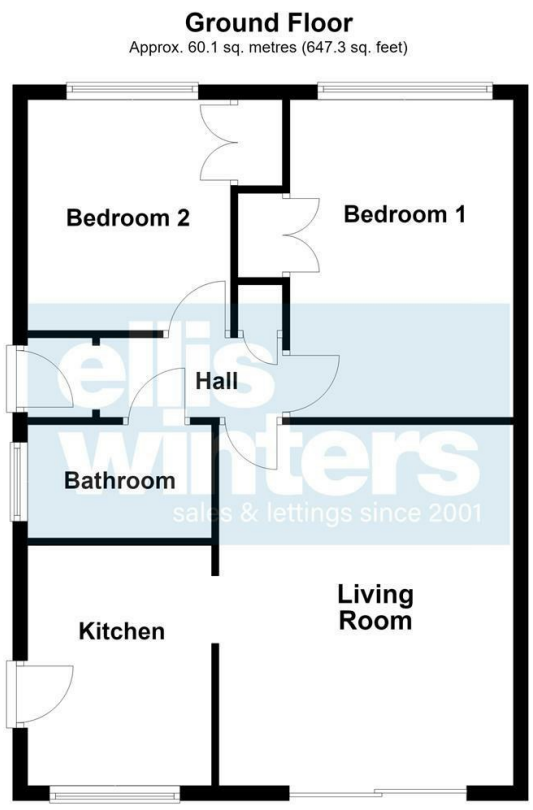


Total area: approx. 60.1 sq. metres (647.3 sq. feet)

Ground Floor

Entrance Hall

Hall

Bedroom 2
3.10m (10'2") x 2.72m (8'11")

Bedroom 1
4.27m (14') x 3.00m (9'10")

Living Room
4.85m (15'11") x 3.96m (13')

Kitchen
3.23m (10'7") x 2.47m (8'1")

Bathroom
2.47m (8'1") x 1.52m (5')

Outside
To the side of the proeprty there is a tandem length driveway for 2 cars. To the rear there is a mature garden with planted borders and a paved patio area located at the back of the garden.

FURTHER INFORMATION
Council Tax Band: C
EPC Rating: C
Minimum household income required to pass referencing: £39,000

Holding Deposit
At the point of reservation, you will be required to pay a holding deposit equivalent to 1 week of rent.

Tenant Reference and Credit Checks
As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified.

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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£1,300 PER CALENDAR MONTH
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FENSTANTON, PE28 9LY

PROPERTY SUMMARY

A WELL-PRESENTED TWO-BEDROOM DETACHED BUNGALOW ideally situated within a short walk of local amenities and offering convenient access to both Cambridge city centre and Huntingdon train station. The property benefits from a PRIVATE REAR GARDEN, OFF-ROAD PARKING AND GAS CENTRAL HEATING, making it an ideal home for a couple, small family or those seeking single-level living.

AVAILABLE BEGINNING DECEMBER

DEPOSIT: £1,500

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