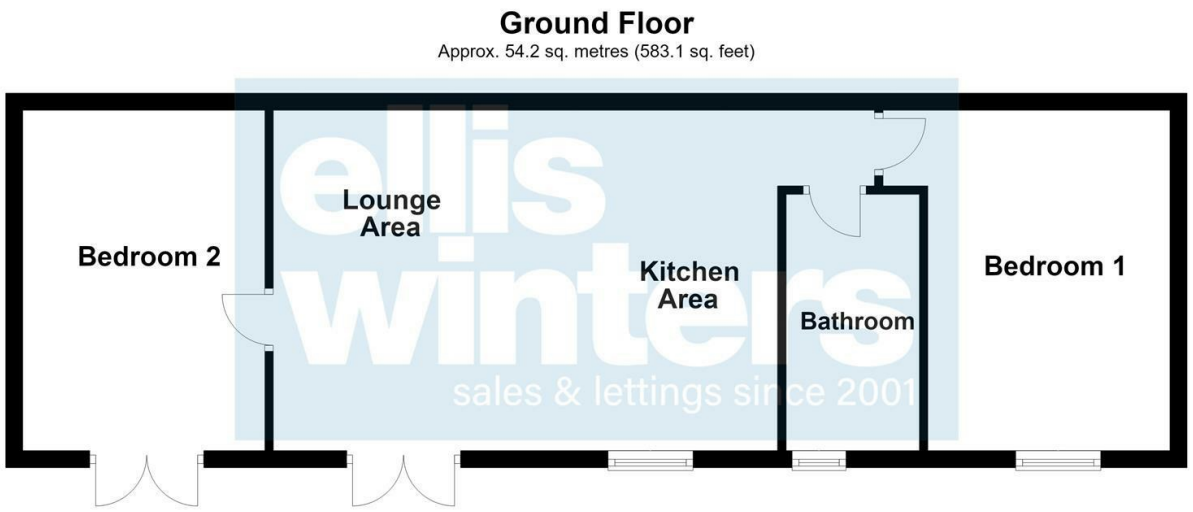

Total area: approx. 54.2 sq. metres (583.1 sq. feet)

Ground Floor

Front entrance door to:

Lounge/Kitchen Area
5.94m (19'6") x 4.01m (13'2")

Bedroom 1
3.99m (13'1") x 2.85m (9'4")

Bedroom 2
4.01m (13'2") x 2.85m (9'4")

Bathroom

Outside
The property includes an outside power socket and cold water tap. The property also benefits from allocated off road parking and visitor parking spaces.

Agent Notes:
Please note that the images shown were taken before the current tenant moved in. New photos are scheduled to be taken shortly.
Please note that the property has no phone line connection available.

Further Information
Council Tax Band: C
EPC Rating: C
Annual Household Income To Pass Referencing: Min £29,850

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

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388889
infostives@elliswinters.co.uk
www.elliswinters.co.uk



£995 PER MONTH
BENCROFT LANE
WARBOYS, PE28 2SE

PROPERTY SUMMARY

A charming two-bedroom barn-style property situated in a peaceful rural setting on the outskirts of the popular village of Warboys. Offering spacious and characterful accommodation, the property comprises two bedrooms, an open-plan living area with a fitted kitchen and bathroom. Ideally positioned for those seeking countryside living whilst remaining within easy reach of local amenities and transport links to Huntingdon, St Ives and Cambridge. Available from the beginning of January. Deposit £1,095.

2

1

1













