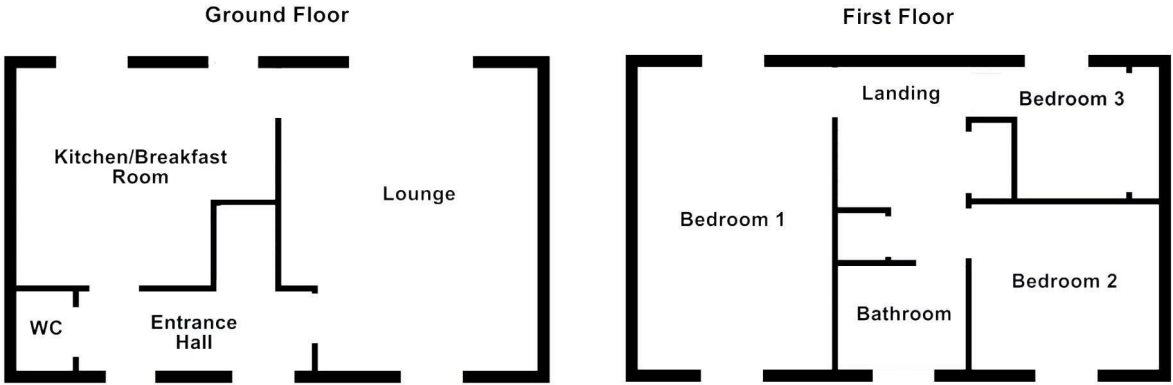




Ground Floor	FURTHER INFORMATION
Front entrance door to:	Council Tax Band: C
Entrance Hall	EPC Rating: D
	Minimum household income required to pass referencing: £43,500
Cloakroom	Agent Notes:
Lounge	Pictures were taken before the last tenant moved into the property and are due to be updated shortly.
Kitchen/Breakfast Room	Holding Deposit
4.19m (13'9") max x 3.51m (11'6")	At the point of reservation, you will be required to pay a holding deposit equivalent to 1 week of rent.
First Floor	Tenant Reference and Credit Checks
Landing	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).
Bedroom 1	The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.
5.15m (16'11") x 3.13m (10'3")	Disclaimer
Bedroom 2	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.
3.03m (9'11") x 2.59m (8'6")	
Bedroom 3	
2.12m (7') x 1.76m (5'9")	
Bathroom	
Outside	
A mature communal garden is located to the front of the property. The private enclosed rear garden is laid to lawn with borders planted with a variety of flowers, shrubs and bushes. The rear garden also benefits from a patio seating area, a summer house used for storage and gated rear access.	

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

A RARELY AVAILABLE NON-ESTATE HOME, ideally situated south of the river, offering easy road access to the A1307 and Cambridge, and within a 10-minute walk of St Ives town centre and the Guided Busway. Forming part of a characterful former Victorian workhouse, the property offers three bedrooms, a lounge, a kitchen/breakfast room, a ground-floor cloakroom and a bathroom. Further benefits include an enclosed rear garden and gas radiator heating. ALL FLOORING IS TO BE REPLACED AND THE BATHROOM UPDATED, offering an improved finish throughout. Available from the beginning of September. Deposit £1,670.

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