



**Ground Floor**  
Family Room  
4.26m (14') x 3.61m (11'10") Bay window to front, stairs, double door, door to:

Entrance Hall  
4.26m (14') x 2.00m (6'7") Open plan, door to:

Living Room  
4.26m (14') x 3.94m (12'11") max Bay window to front, door to:

Utility Room  
2.09m (6'10") x 1.41m (4'8") Door to:

WC  
2.09m (6'10") x 1.16m (3'10")

Kitchen/Breakfast Room  
5.77m (18'11") max x 4.88m (16') Window to rear, door, double door.

First Floor

Bedroom 1  
4.91m (16'1") x 3.09m (10'2") Window to rear.

En-suite 2.26m (7'5") x 1.43m (4'8") Window to side, door to:

Bedroom 2  
4.28m (14'1") x 3.67m (12') Window to front, window to rear, door to:

Bedroom 3  
3.00m (9'10") x 2.68m (8'9") Window to front, door to:

Bedroom 4  
3.42m (11'3") x 1.77m (5'10") Window to side, door to:

Bathroom  
2.26m (7'5") x 1.89m (6'2") Door to:

**Outside**  
The front of the property features a paved pathway, flanked on either side by lawn and small laurel bushes at the boundary line. The rear garden has gated access on the side of the property and is primarily laid out to lawn, with a raised patio space overlooking the garden. There is a tandem length driveway to the side offering parking for 2 vehicles

**FURTHER INFORMATION**  
Deposit: £2,130  
Council Tax Band: B  
EPC rating: E  
Minimum household income required to pass referencing: £55,500

**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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## PROPERTY SUMMARY

A beautifully presented modern four-bedroom detached home ideally situated in a sought-after town centre location, just a short walk from a wide range of local amenities.

This spacious property offers well-appointed accommodation throughout, featuring a contemporary kitchen and modern bathroom, along with an ensuite to the main bedroom for added convenience. The home is perfect for families or professionals seeking both comfort and practicality.

Externally, the property benefits from a generous private rear garden, ideal for outdoor entertaining or relaxation, as well as off-road parking for two vehicles.

Further benefits include an EPC rating of B, ensuring energy efficiency, and the property is available immediately. Deposit £2,130.

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