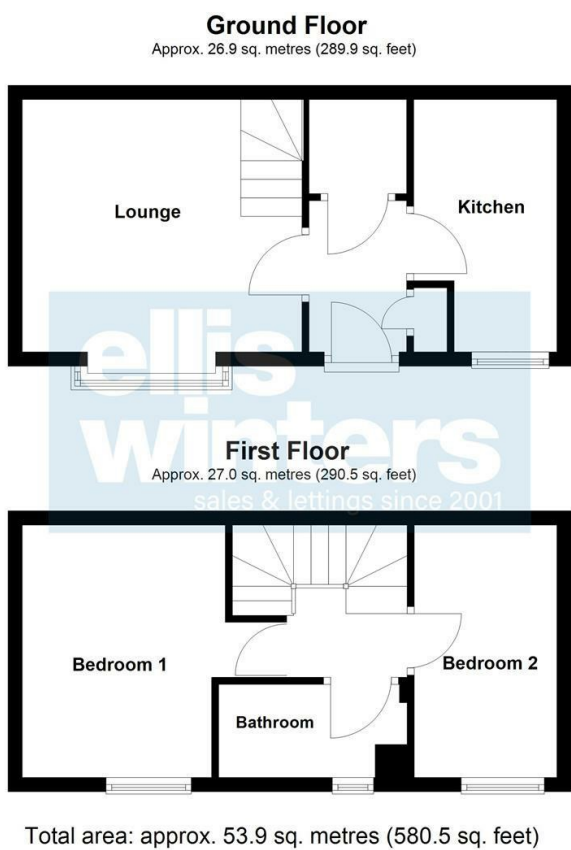




GROUND FLOOR

Front access to UPVc part-glazed entrance door leading through to:

tiled flooring, two cupboards, door leading through to:

LIVING ROOM
3.93m (12'11") x 3.55m (11'8") Box bay double-glazed window to the front, stairs leading to the first floor.

KITCHEN
3.55m (11'8") x 2.01m (6'7") max. Fitted with a matching base and eye-level units, a stainless steel sink. Space for fridge/freezer and cooker. Double-glazed window to the front. tiled flooring throughout.

FIRST FLOOR

BEDROOM 1
3.55m (11'8") x 2.85m (9'4") plus 0.12m (0'5") x 0.12m (0'5") Double glazed window to the front.

BEDROOM 2
3.55m (11'8") x 2.01m (6'7") plus 0.12m (0'5") x 0.12m (0'5") Double glazed window to the front.

BATHROOM
2.65m (8'8") x 1.42m (4'8") plus 0.12m (0'5") x 0.12m (0'5") Double-glazed

window to the front, Electric Shower over bath, Sink, toilet.

FURTHER INFORMATION
Council Tax Band: B
EPC Rating: C
Minimum household income required to pass referencing: £34,500

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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OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

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



£1,150 PER CALENDAR MONTH
GAINSBOROUGH DRIVE
ST. IVES, PE27 3HH

PROPERTY SUMMARY

A very well-presented two-bedroom property situated in a popular area of St Ives. In addition to the two bedrooms, the property offers a refitted kitchen, living room, refitted bathroom, allocated parking and double-glazed windows. Available immediately. Deposit £1250

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