



**GROUND FLOOR**  
Private front entrance door to:

Entrance Hall  
Stairs leading to first floor.

**FIRST FLOOR**

Landing

Lounge  
5.11m (16'9") x 2.88m (9'5")

Kitchen/Breakfast Room  
3.84m (12'7") x 2.67m (8'9")

Bedroom 1  
4.83m (15'10") max x 4.07m (13'4")

Shower Room

**SECOND FLOOR**

Bedroom 2  
3.66m (12') max x 3.64m (11'11") max

**AGENTS NOTE**

The contribution to bills covers water, electricity and broadband costs.

**FURTHER INFORMATION**

Deposit: £1,100  
Council Tax Band: A  
EPC rating: D  
Minimum household income required to pass referencing: £30,000

**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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**£1,200 PER CALENDAR MONTH**  
**HIGH STREET**  
FENSTANTON, PE28 9LQ

## PROPERTY SUMMARY

RENT INCLUDING BILLS £1200PCM. Available from mid-March, this charming two-bedroom maisonette is offered fully furnished with all bills and internet included for £1,200pcm, making it ideal for tenants looking for a hassle-free move. Set above a local pub in the well-connected village of Fenstanton, the property is full of character and offers accommodation over two floors. The maisonette benefits from its own private entrance, a lounge, a modern kitchen/breakfast room, and shower room. Outside, tenants can enjoy a small courtyard by the front door and access to limited on-site parking at the pub, available on a first-come, first-served basis. Deposit £1100.

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