



Total area: approx. 80.9 sq. metres (870.5 sq. feet)

**GROUND FLOOR**

Entrance Hall

Kitchen/Breakfast Room  
5.23m (17'2") x 3.65m (12')

Lounge  
4.60m (15'1") x 3.61m (11'10")

Bedroom 1  
3.69m (12'1") x 3.24m (10'8")

Bedroom 2  
3.07m (10'1") x 2.77m (9'1")

Bedroom 3  
3.06m (10') x 2.78m (9'1")

Bathroom

Further Information  
Council Tax Band: C  
EPC Rating: E  
Deposit: £1,500  
Availability: Immediately  
Minimum household income to pass referencing: £42,000

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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**£1,400 PER CALENDAR MONTH**  
**FEN ROAD**  
PIDLEY, PE28 3DD

## PROPERTY SUMMARY

Situated in a semi-rural location on the edge of Pidley village, this modern detached bungalow occupies a generous plot of approximately 1/3 acre (sts) and is tucked away behind electric gates. The property comprises three double bedrooms, a lounge with wood-burning stove, a well-proportioned kitchen/breakfast room, and a modern bathroom. Further benefits include ample off-road parking for multiple vehicles. Available Immediately. Deposit £1,500.

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