



## Orwell Close, St. Ives, PE27 3FP

2 Bedroomed House - Kitchen - Lounge/Diner - Bathroom - Courtyard Area & Front Garden - 1 Allocated Parking Space - EPC Rating: C - Council Tax Band B - Deposit £1,211.53 - Available Beginning of June - Call To View (01354) 696700

**£1,050 pcm**

## Ground Floor

### Lobby

Double glazed entrance door, tiled flooring, two storage cupboards with shelving and door to:

### Lounge/Diner

4.74m (15'7") x 4.37m (14'4") max  
Double glazed box window to front, fireplace with electric fire, two single radiators, stairs to first floor and door to:

### Kitchen

2.50m (8'2") max x 2.33m (7'8")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in four ring gas hob with extractor hood over and double glazed window to front.

## First Floor

### Landing

Stairs to ground floor and doors to:

### Bedroom 1

2.62m (8'7") x 2.00m  
Double glazed window to front, built-in storage cupboard and single radiator.

### Bedroom 2

2.70m (8'10") x 2.67m  
Double glazed window to front and single radiator.

### Bathroom

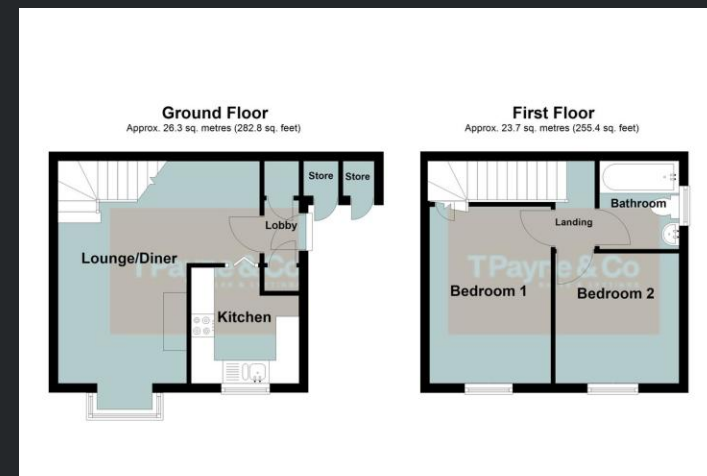
Fitted with three piece suite with comprising, panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, double glazed window to side, single radiator and vinyl flooring.

## Outside

There is driveway parking to the front with a lawned front garden, private patio area to side and two outdoor stores.

## Note:-

Further photos to follow. The property will be freshly decorated with new flooring throughout.



Call to arrange a viewing **01354 696700** **TPayne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.