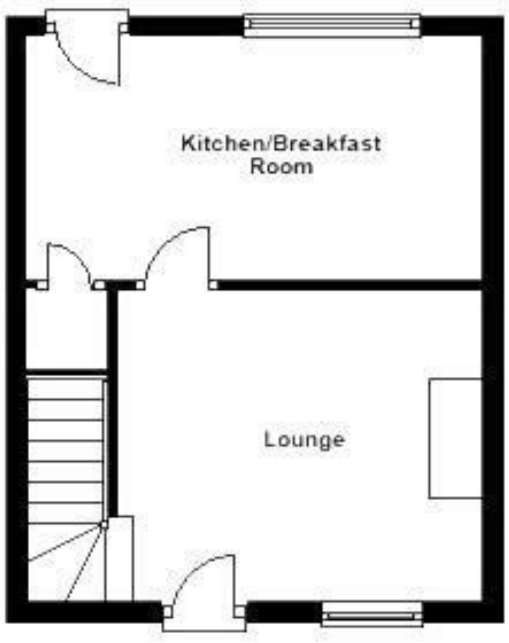

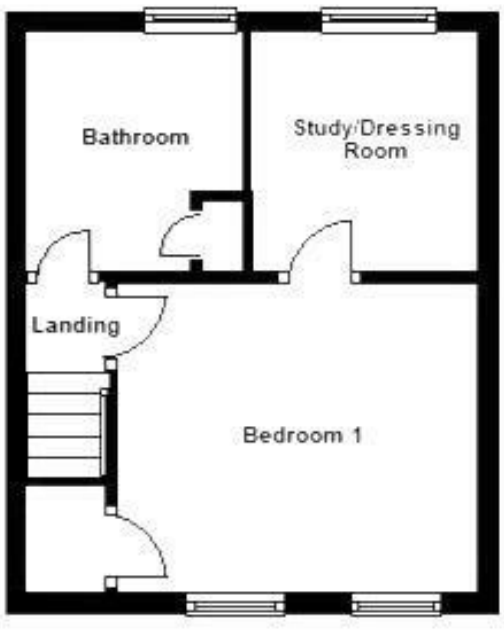

GROUND FLOOR
Front entrance door to:

LOUNGE
3.50m (11'6") x 2.99m (9'10")
Window to front, radiator, stairs leading to first floor.

KITCHEN/BREAKFAST ROOM
4.00m (13'1") x 2.32m (7'7")
Fitted with a matching range of base and eye level units with worktop space over, 1? bowl sink with mixer tap, integrated fridge/freezer, plumbing for automatic washing machine, free standing electric oven with four ring electric hob, window to rear, radiator, ceramic tiled flooring, under stairs storage cupboard, gas fired boiler serving central heating and hot water.

FIRST FLOOR LANDING

BEDROOM 1
3.50m (11'6") x 3.01m (9'11")
Two double glazed windows to front, radiator, storage cupboard.

STUDY/DRESSING ROOM
2.33m (7'8") x 2.18m (7'2")
Window to rear, radiator.

BATHROOM
Fitted with a three-piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, tiled splash backs, window to rear, storage cupboard, radiator.

OUTSIDE
There is a courtyard area to the rear of the property and a shared side access leading back to the front of the property.

FURTHER INFORMATION
Council Tax Band: A
EPC Rating: D
Annual Salary: Minimum household income £26,250

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.

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OFFICE DETAILS

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www.elliswinters.co.uk

PER MONTH

£875 Per Month

Oxford Road

St. Ives, , PE27 5PZ

PROPERTY SUMMARY

A terraced cottage, in a sought-after location, only a short distance from St Ives town centre. Offering a lounge, a new fitted kitchen installed prior to moving in, a double bedroom with a study/dressing room off of it, and a bathroom. Available at the beginning of November. Deposit £975.

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