



Radcliffe & Rust
Residential sales & lettings

4 Degas Drive, St. Ives PE27 3ED
£1,100 PCM

Located in the highly sought-after market town of St Ives, Cambridgeshire, this property on Degas Drive offers the perfect blend of riverside charm, strong community spirit, and excellent transport links. St Ives is well known for its picturesque historic centre, vibrant weekly markets, and beautiful walks along the River Great Ouse. The town boasts a range of independent shops, cafés, pubs, and restaurants, alongside practical amenities such as supermarkets, healthcare facilities, and good local schools.

Commuters will appreciate the town's guided busway, providing direct access into central Cambridge and the Cambridge Science Park, as well as easy links to the A14 and M11. Degas Drive itself is situated in a peaceful residential area, popular with families and professionals alike, and offers convenient access to local parks and green spaces.

This property is proudly offered to let by Radcliffe & Rust, specialists in residential sales and lettings throughout Cambridgeshire.

Radcliffe & Rust are delighted to offer to let this well-presented two-bedroom terraced home, located in the ever-popular area of St Ives, Cambridgeshire. Situated on Degas Drive, the property enjoys a quiet residential setting while still benefiting from the excellent local amenities and transport links the town has to offer.

The accommodation comprises a bright and spacious living room to the front of the property, leading through to a modern kitchen/dining area with direct access to the rear garden — ideal for entertaining or enjoying summer evenings. Upstairs, there are two well-proportioned bedrooms and a bathroom.

Outside, the property boasts an enclosed rear garden, offering a private and low-maintenance outdoor space. Additional benefits include an en bloc garage, providing secure parking or useful storage.

The property is offered on an unfurnished basis. Early viewing is highly recommended.

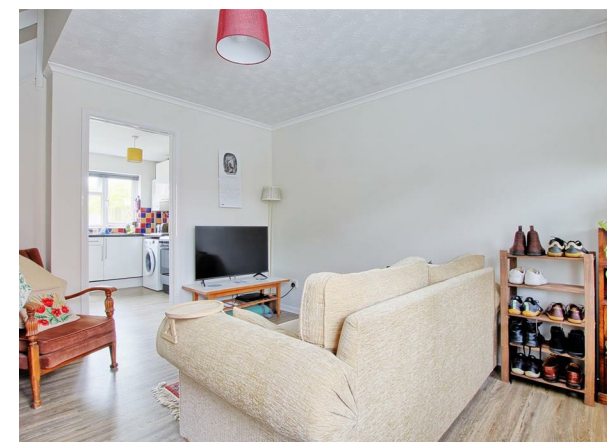
Agent notes

Images show tenants furniture and is not included with the let.

Available on an initial 12 month agreement.

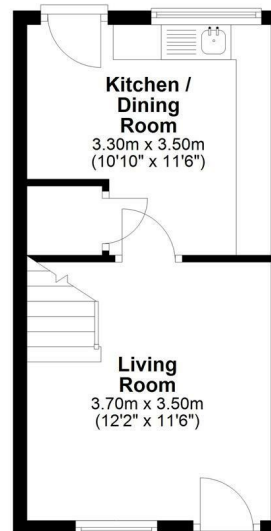
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:
 $1 \text{ month's rent} * 12 / 52 = 1 \text{ week's rent.}$
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





Ground Floor
Approx. 24.9 sq. metres (267.5 sq. feet)



First Floor
Approx. 25.2 sq. metres (271.0 sq. feet)



Total area: approx. 50.0 sq. metres (538.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

