



Ground Floor	4.66m (15'4") x 3.56m (11'8") max
Entrance/Dining Area	Bedroom 3
6.59m (21'7") x 3.42m (11'3")	3.57m (11'9") x 1.64m (5'5")
Office/Bedroom 4	Bathroom
3.04m (10') x 2.99m (9'10")	Outside
Kitchen	The property is situated on plot measuring approximately 1/3 acre sts. A driveway provides ample off road parking and leads to a detached double garage with two electric roller doors. The great sized southerly facing rear garden is mainly laid to lawn and benefits from an enclosed veggie patch and a patio seating area.
Utility Area	
2.91m (9'7") max x 2.00m (6'7") max	
Cloakroom	
Sitting Room	Agents Note
4.77m (15'8") x 3.61m (11'10")	The landlord also has a gardener that they want to have continue at the property, to which a £100 charge will be added on top of the rent. Speak to a member of the team for more information.
First Floor	
Landing	Further Information
Bedroom 1	Available from: Beginning of November
4.61m (15'1") x 3.55m (11'8")	Minimum Tenancy: 6 Months minimum
En-suite Shower Room	EPC Rating: E
Bedroom 2	Council Tax Band: D
	Deposit: £2,350.
	Minimum household income to pass referencing: £67,500pa

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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PROPERTY SUMMARY

Ellis Winters are delighted to offer to let this exceptional and unique home, situated in the heart of the highly sought-after village of Hemingford Abbots.

Available immediately, this property offers three to four bedrooms and two to three reception rooms, including a charming sitting room with a feature fireplace and bi-folding doors opening onto the southerly-facing rear garden. The home also includes two bathrooms, one of which is a beautiful four-piece family suite, a modern kitchen, a utility room, and a convenient cloakroom.

Set on an impressive plot of approximately one-third of an acre (STS), the property benefits from ample off-road parking, a double garage, and a stunning southerly-facing rear garden.

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