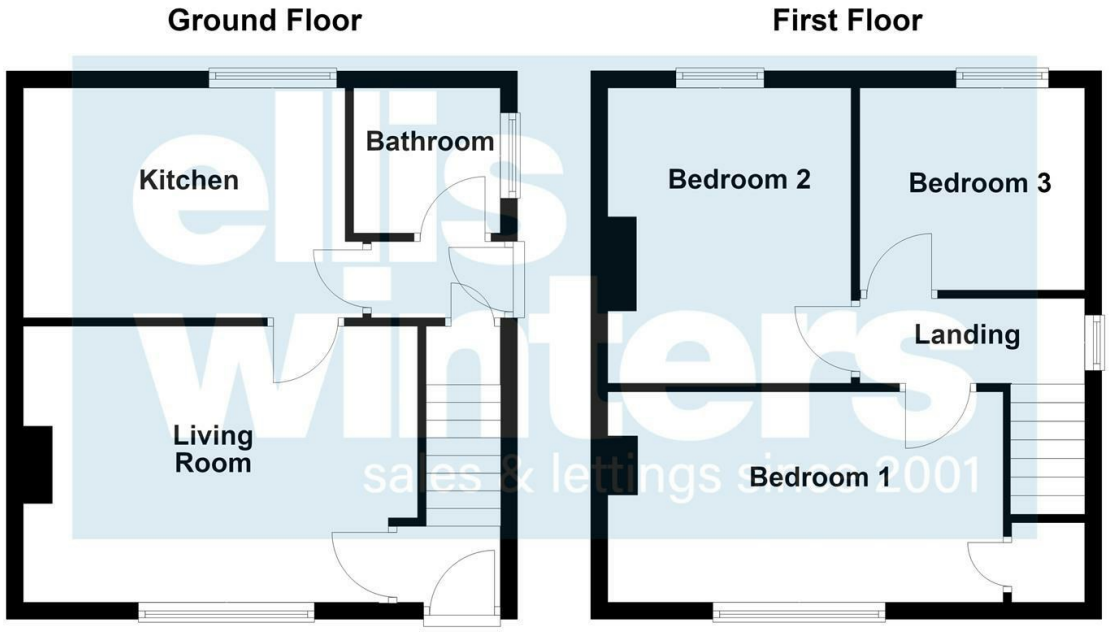


Ground Floor

Entrance hall

Living Room
4.63m (15'2") max x 3.24m (10'8")

Kitchen
3.78m (12'5") x 2.70m (8'10")

Bathroom 1.72m (5'8") x 1.70m (5'7")

Stairs leading to:

First Floor

Landing

Bedroom 2
3.47m (11'5") x 2.86m (9'5")

Bedroom 1
4.64m (15'3") x 2.47m (8'1")

Bedroom 3
2.64m (8'8") x 2.37m (7'9")

OUTSIDE
The front of the property is a landscaped low-maintenance garden. To the rear of the property is a private enclosed garden with patio and shrubs. Private parking is also available.

Further Information
Council Tax Band: B

EPC Rating: D
Minimum annual earnings required to pass referencing: £43,500
Deposit: £1,673

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.

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

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY situated in the sought-after village of Longstanton. The property has been FULLY REDECORATED THROUGHOUT and benefits from NEW CARPETS, a NEWLY FITTED KITCHEN, gas central heating, off-road parking and a GENEROUS PRIVATE GARDEN. Available immediately. DEPOSIT £1,673.

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