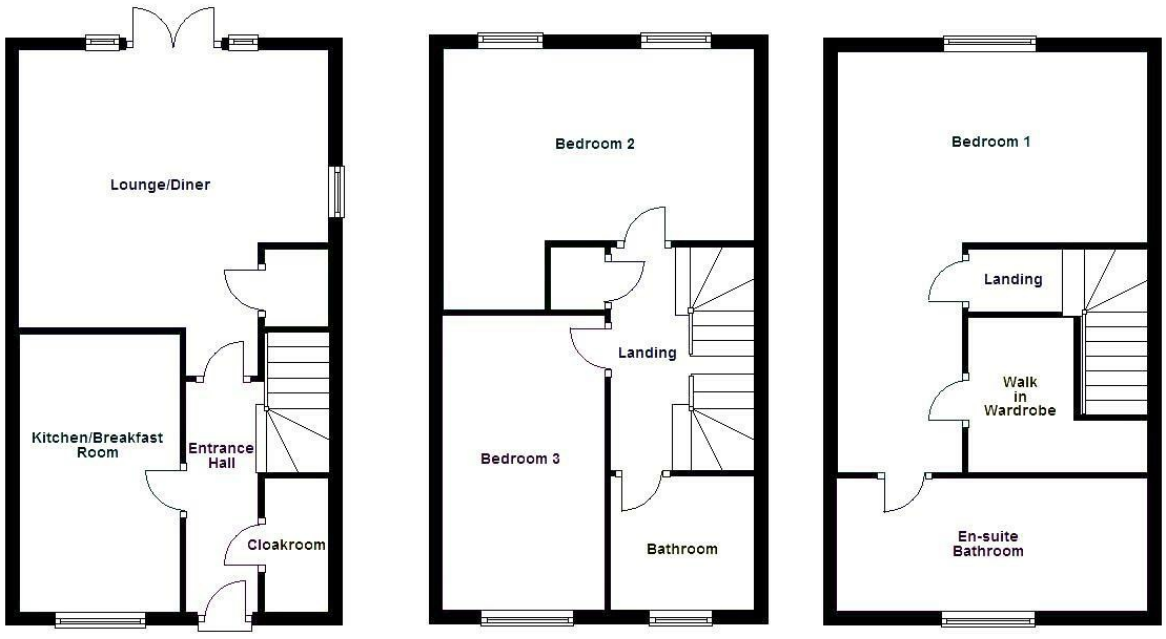

GROUND FLOOR
Front entrance door to:

ENTRANCE HALL
Radiator, stairs leading to first floor.

CLOAKROOM
Fitted with a two piece suite comprising, a pedestal wash hand basin and a low-level WC, extractor fan, tiled splash back, radiator.

KITCHEN/BREAKFAST ROOM
4.09m (13'5") x 2.37m (7'9")

LOUNGE/DINER
4.50m (14'9") x 4.08m (13'5")

FIRST FLOOR LANDING

BEDROOM 2
4.50m (14'9") x 3.87m (12'8")

BEDROOM 3
4.33m (14'2") x 2.35m (7'9")

BATHROOM

BEDROOM 1
6.20m (20'4") max x 4.50m (14'9")

WALK IN WARDROBE
2.33m (7'8") x 1.55m (5'1")

EN-SUITE BATHROOM

OUTSIDE
The front garden is laid to lawn and planted with shrubs and bushes. Gated side access leads to the enclosed rear garden, which is mainly laid to lawn with borders laid with slate chippings and a patio seating area.

Further Information
Council Tax Band: D
EPC Rating: C
Minimum household income required to pass referencing: £42,000

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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www.elliswinters.co.uk

£1,400 PER MONTH
FRESTON CLOSE
ST. IVES, PE27 6AE

PROPERTY SUMMARY

A well-presented three-bedroom townhouse, offering spacious and well-proportioned accommodation ideally suited to modern family living.

The property features three double bedrooms, with the master bedroom benefiting from a dressing room and en suite shower room. Further accommodation comprises a kitchen/breakfast room, separate lounge and family bathroom.

Outside, the property benefits from an enclosed rear garden.

This property is ideally suited to a family or professional couple seeking a spacious and well-presented home.

Available mid-October
Deposit £1,500.

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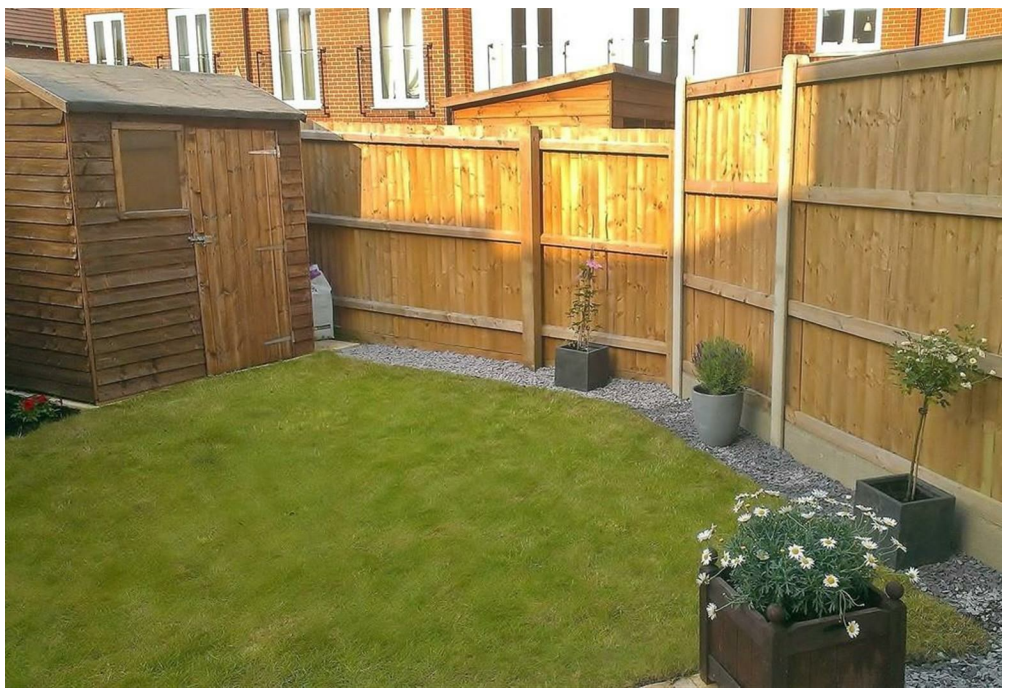
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