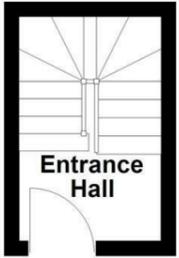
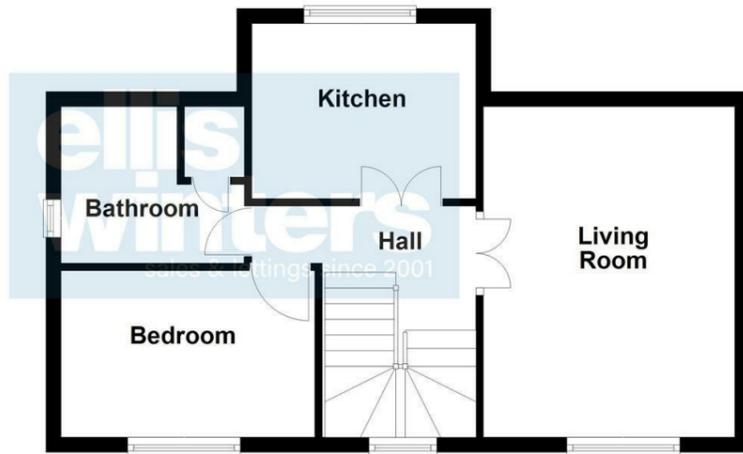


**Ground Floor**  
Approx. 5.6 sq. metres (60.8 sq. feet)



**First Floor**  
Approx. 43.1 sq. metres (463.9 sq. feet)



Total area: approx. 48.7 sq. metres (524.7 sq. feet)

**GROUND FLOOR**  
Front entrance door to:

**ENTRANCE HALL**  
Stairs leading to the first floor, with a storage space under the stairs storage space.

**FIRST FLOOR**

**HALL**  
Double-glazed window to the front, radiator.

**LOUNGE/DINER**  
4.40m (14'5") x 3.34m (10'11") Double glazed window to front, radiator.

**KITCHEN**  
2.99m (9'10") x 2.23m (7'4") Fitted with a matching range of base and eye level units with wooden worktop space over, sink with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric oven with grill, built-in four ring electric hob, double glazed window to rear, radiator, extractor fan, wall mounted gas radiator heating boiler. Edit | Delete

**BEDROOM**  
3.38m (11'1") x 2.31m (7'7") Double-glazed window to front, radiator, ceiling spotlights.

**BATHROOM**  
Fitted with a three-piece suite comprising a panelled bath with power shower over, a pedestal wash hand basin and a

low-level WC, tiled splash backs, heated towel rail, extractor fan, double-glazed window to side, ceramic tiled flooring, ceiling spotlights, and a door to an airing cupboard.

**OUTSIDE**  
The property benefits from an enclosed courtyard garden, which is mainly paved with a garden shed and borders planted with a variety of shrubs and bushes. The property also has allocated off-road parking.

**DIRECTIONS**  
Entering Hemingford Grey along St Ives Road, continue along the road past the school, and the property can be found on the left-hand side.

**FURTHER INFORMATION**  
Deposit: £1,000  
Council Tax Band: A  
EPC rating: E  
Minimum household income required to pass referencing: £27,000

**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 rarely available first-floor apartment situated in the very popular village of Hemingford Grey with its own private entrance and enclosed garden. Accommodation includes a bedroom, kitchen, lounge/diner and bathroom. The property also benefits from off-road parking, gas central heating and replacement double glazing. Available immediately. Deposit £1000.

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