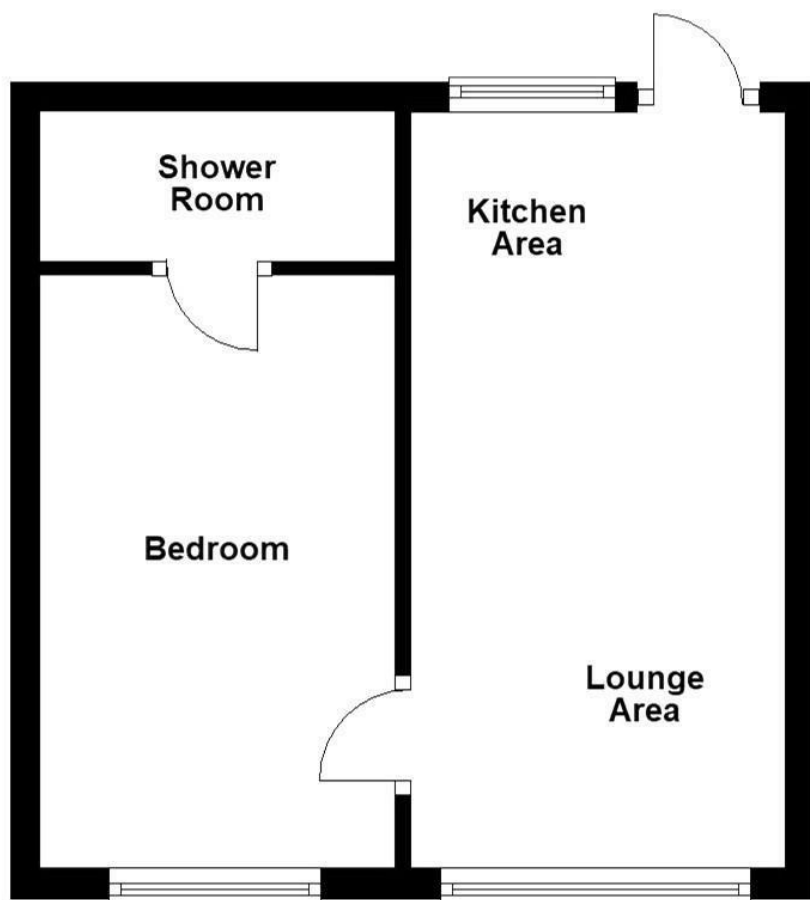




GROUND FLOOR

Front entrance door to:

LOUNGE AREA / KITCHEN AREA
 5.02m (16'6") x 2.49m (8'2")
 Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, washing machine, built-in electric oven with grill, built-in four ring electric hob with extractor hood over, fridge/freezer, double glazed window to rear, double glazed window to front, wall mounted electric heater.

BEDROOM
 3.93m (12'11") x 2.35m (7'9")
 Double glazed window to front, radiator, coving to ceiling.

SHOWER ROOM
 Fitted with a three piece suite comprising, a double shower cubicle with electric shower over, a wash hand basin and a low-level WC, tiled splashbacks, coving to ceiling, ceiling spotlights.

OUTSIDE
 Gated side access leads to an enclosed courtyard garden. Allocated parking.

FURTHER INFORMATION
 Bill contribution: £150pm (to be

reviewed every 6 months to ensure a fair use is not exceeded)
 Deposit: £950
 EPC rating: C
 Minimum household income required to pass referencing: £25,500

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

ellis winters
 sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
 St Ives
 Cambridgeshire
 PE27 5AL

OFFICE DETAILS

01480 388889
 infostives@elliswinters.co.uk
 www.elliswinters.co.uk



ellis winters
 sales & lettings since 2001

£850 PER CALENDAR MONTH
20 RUSSET CLOSE
 ST. IVES, PE27 3NN

PROPERTY SUMMARY

A well-presented one-bedroom annex located within a popular residential area, offering modern and low-maintenance living. The property features a bright open-plan lounge and kitchen area, creating a comfortable and functional living space.

The accommodation includes a spacious bedroom with an en-suite shower room, ideal for privacy and convenience. Externally, the property benefits from a private courtyard garden, perfect for enjoying outdoor space, as well as off-road parking.

The rent includes a £150 contribution towards bills. This contribution will be reviewed every six months, with the potential for an increase should usage exceed a fair and reasonable level. WiFi is included within the rent, and the property is offered with white goods, adding further convenience for tenants.

Available from the beginning of September, this property is ideal for a single professional seeking a well-located and neatly presented home.

Deposit: £950.

1

1

1



