



**Ground Floor**

Entrance Hall

Lounge  
3.83m (12'7") x 3.56m (11'8")

Kitchen  
3.57m (11'9") x 2.27m (7'5") max

**First Floor**

Landing

Bedroom 1  
3.57m (11'9") x 2.56m (8'5")

Bedroom 2  
3.59m (11'9") x 2.29m (7'6")

Bathroom

Outside

There is a small garden, an allocated parking space and an outside storage cupboard.

Further Info

Council Tax Band: B

EPC Rating: D

Minimum household income required to pass referencing: £29,850

Agents Note

Current photos shown were taken before current tenant moved into the

property.

**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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**OFFICE DETAILS**

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**£995 PER CALENDAR MONTH**  
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## PROPERTY SUMMARY

A modern two bedroom home which is available to let from Mid July. The property benefits from a modern kitchen and bathroom, lounge, allocated off road parking, gas radiator central heating and UPVC double glazing. Deposit £1095.

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