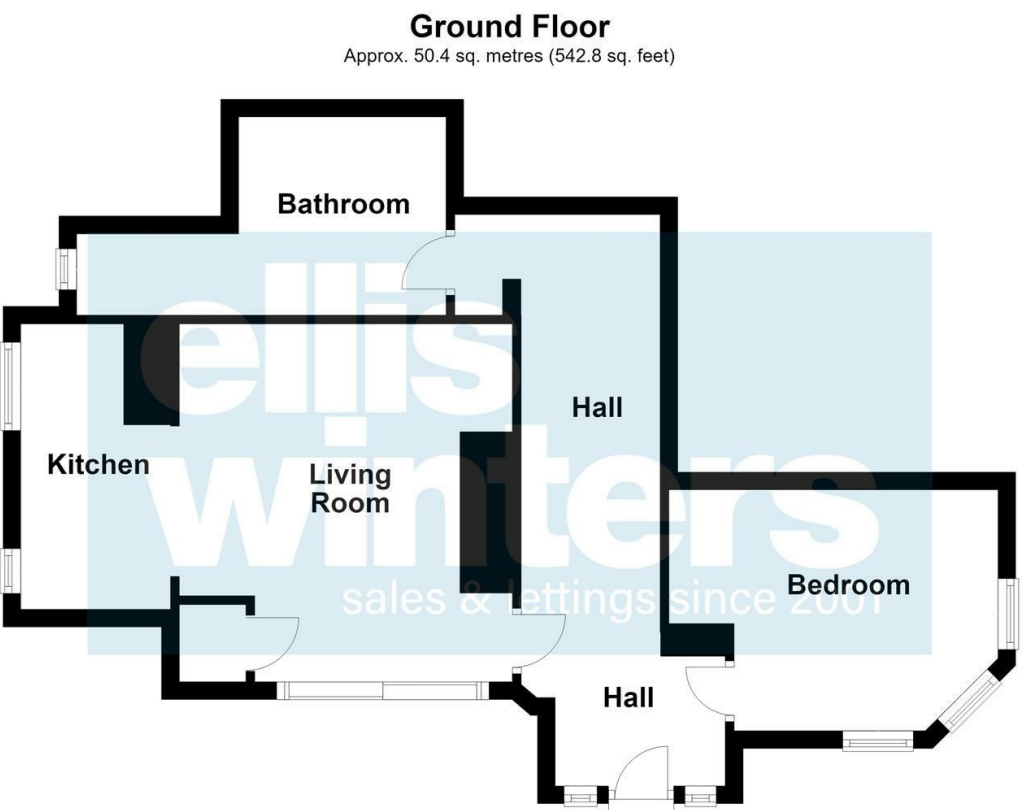




Total area: approx. 50.4 sq. metres (542.8 sq. feet)

Ground Floor

Hall
Two windows to the front. HALL: door to:

Living Room
4.06m (13'4") x 3.78m (7'5") max
Double glazed sliding patio door to front, airing cupboard, electric panel heater, laminate flooring, open plan to:

Kitchen
3.24m (10'7") x 1.70m (5'7") max
Matching base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, built-in oven, four ring hob with extractor hood over, windows to side, laminate flooring.

Bedroom
3.73m (12'3") max x 2.73m (9')
Windows to front and side, electric panel heater.

Bathroom
Fitted three piece suite comprising panelled bath with mixer-tap and shower attachment, pedestal wash hand basin and low-level WC, heated towel rail, ceramic tiling, tiled floor, shaver point, window to side.

Further Information
Council Tax Band: A

EPC Rating: E
Minimum household income required to pass referencing: £24,000

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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14 Market Hill
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OFFICE DETAILS

01480 388889
infostives@elliswinters.co.uk
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PROPERTY SUMMARY

A one bedroom characterful former public house, located in the centre of this thriving village, with a modern fitted kitchen & bathroom EPC E. Deposit £900. Available beginning of September.

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