



Ground Floor	3.46m (11'4") x 2.70m (8'10")
Front entrance door to:	Window to rear, radiator, ceiling spotlights, built in wardrobes.
Entrance Hall	Bedroom 3
Window to front, radiator, ceiling spotlights, boiler cupboard housing wall mounted gas boiler, storage cupboard.	3.10m (10'2") x 2.28m (7'6")
Lounge	Window to front, radiator, ceiling spotlights, storage cupboard.
4.84m (15'11") x 3.75m (12'4")	Shower Room
Window to front, window to side, two radiators, ceiling spotlights.	Fitted with a three piece suite comprising, a double shower enclosure with shower over, a wash hand basin with drawers under, and a WC, heated towel rail, tiled splashbacks, window to rear.
Dining Room	Outside
3.08m (10'1") x 3.02m (9'11")	The front garden is laid to lawn. A block paved driveway provides ample off road parking and leads to a garage with an up and over door. Gated side access leads to the rear garden which is also laid to lawn and benefits from a patio seating area.
Window to side, radiator, ceiling spotlights, double doors opening to rear garden.	Further Information: Minimum contract term: 6 Months EPC-C Council Tax: D Minimum Salary required to pass referencing: £45,000
Kitchen/Breakfast Room	
4.83m (15'10") x 3.85m (12'7")	
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, built-in eye level electric double oven with grill, built-in four ring hob with extractor hood over, window to rear, radiator, ceiling spotlights.	
Rear Hallway	
Door opening to rear garden.	
Cloakroom	
Fitted with a two piece suite comprising, a wash hand basin and a WC, window to rear.	
Bedroom 1	
3.63m (11'11") x 3.10m (10'2")	
Window to front, radiator, ceiling spotlights, two built in double wardrobes.	
Bedroom 2	

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 ADDRESS

14 Market Hill
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Cambridgeshire
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OFFICE DETAILS

01480 388889
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PROPERTY SUMMARY

A non estate detached bungalow situated in the sought after village of Wyton. The well presented accommodation includes three double bedrooms, two reception rooms, a modern kitchen/breakfast room, shower room and cloakroom. The property also benefits from a enclosed rear garden and ample off road parking provided by a block paved driveway and garage. Available Beginning of January 2026. Deposit £1600.

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