



Ground Floor

Entrance Hall

Stairs, door to:

Open Plan Living 4.47m (14'8") x 4.10m (13'5")

Two windows to rear, sliding door, open plan, door to:

WC 1.57m (5'2") x 1.55m (5'1")

Kitchen Area 3.23m (10'7") x 2.00m (6'7")  
Window to front, door.

First Floor

Landing

Bathroom 1 2.25m (7'5") x 1.97m (6'6")  
Window to rear, door to:

Bedroom 2 4.05m (13'3") x 2.03m (6'8")  
Window to rear, door to:

Bathroom 2.25m (7'5") x 1.97m  
Window to rear, door to:

**OUTSIDE**

The property has a gravel driveway to the front with paved allocated parking spaces. To the rear, there is a fully enclosed garden which offers a paved

patio area and an artificial lawn.

**FURTHER INFORMATION**

Council Tax Band: B

EPC Rating: D

Minimum annual household income to pass referencing: £26,250

**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 well-presented and modern two double bedroom terraced home, ideally positioned within close proximity to the town centre, offering convenient access to a range of local amenities.

The property features a spacious open-plan living area, providing a light and versatile space well-suited to both everyday living and entertaining. The contemporary kitchen benefits from a range of integrated appliances, while a useful downstairs cloakroom adds further practicality.

To the first floor are two generous double bedrooms, served by a modern family bathroom. Externally, the property enjoys a private rear garden, ideal for outdoor use.

Available from the beginning of June, the property is offered with a deposit of £975.

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