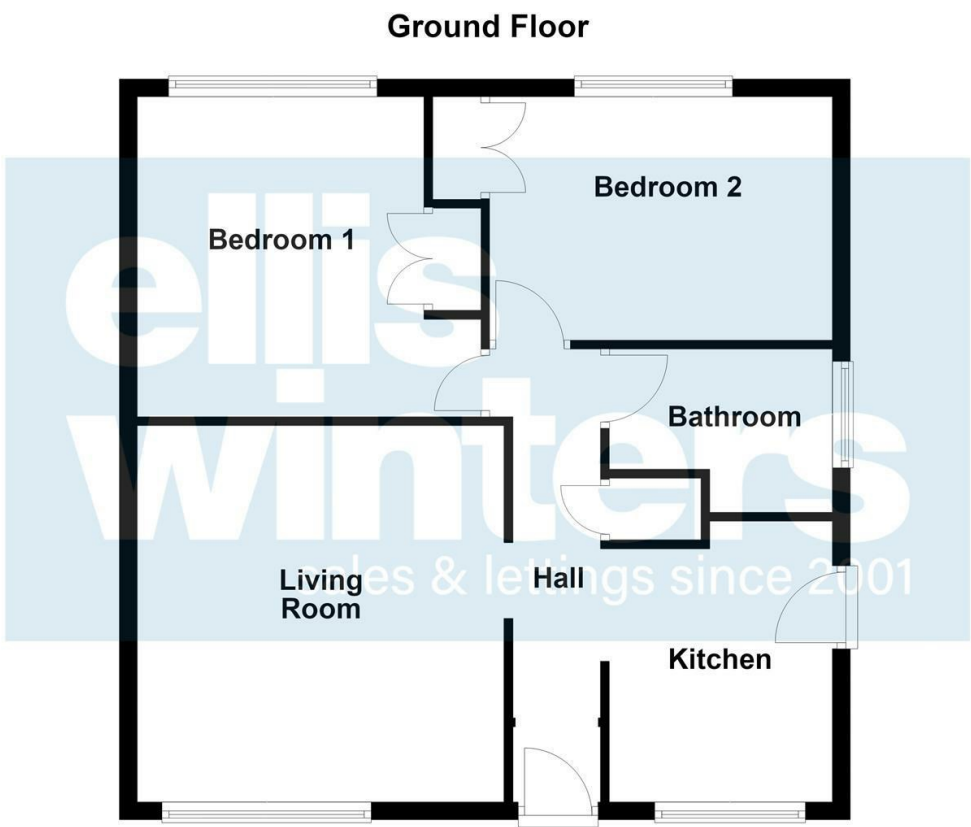




Entrance
Door to:
Hall

Living Room
4.25m (13'11") x 4.15m (13'7")

Bedroom 1
3.62m (11'10") x 3.24m (10'8")

Bedroom 2
3.88m (12'9") x 2.75m (9')

Bathroom
2.52m (8'3") x 1.85m (6'1") max

Kitchen
3.17m (10'5") max x 2.52m (8'3")

Outside:
To the side & rear, there is a garden mainly laid to lawn with a gated entrance to the rear and a paved access walkway to the garage located to the rear. To the front a paved access sits between to lawn spaces with small, planted borders to the front.

Further Information
Council Tax Band: C
EPC Rating: C
Minimum household income required to pass referencing: £42,000

Holding Deposit
At the point of reservation, you will be

required to pay a holding deposit equivalent to 1 week of rent.

Tenant Reference and Credit Checks
As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

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

WELL-PRESENTED TWO-BEDROOM BUNGALOW ideally positioned within walking distance of local amenities. The property offers spacious and versatile accommodation, with two bedrooms, a generous rear and side garden, and the added benefit of a GARAGE.

Further benefits include NEW CARPETS, redecorated bedrooms and immediate availability, making this an excellent opportunity for those seeking a comfortable and conveniently located home.

AVAILABLE IMMEDIATELY. DEPOSIT £1,615.

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