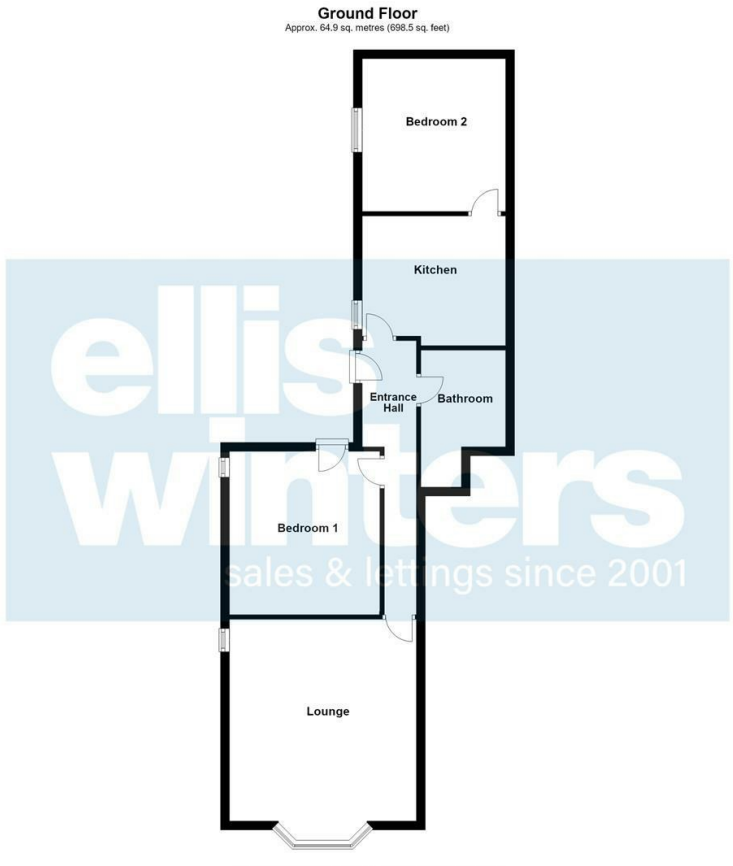

Total area: approx. 64.9 sq. metres (698.5 sq. feet)

GROUND FLOOR

ENTRANCE HALL

LOUNGE
14' 11" x 13' 10" (4.55m x 4.22m)

KITCHEN
10' 8" x 9' 7" (3.25m x 2.92m)

BEDROOM 1
12' 1" x 11' 2" (3.68m x 3.4m)

BEDROOM 2
11' 4" x 10' 8" (3.45m x 3.25m)

BATHROOM

OUTSIDE The property benefits from a paved courtyard garden.

Agent Notes:
Please note that the images shown were taken before the current tenant moved in. New photos are scheduled to be taken shortly.

Further Information
Council Tax Band: B
EPC Rating: TBC
Annual Household Income To Pass Referencing: Min £31,500

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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£1,050 PER MONTH
MONTAGU ROAD
HUNTINGDON, PE29 3RG

PROPERTY SUMMARY

A well-positioned two-bedroom property situated on Montagu Road, within easy walking distance of Huntingdon town centre and its excellent range of shops, restaurants and local amenities. Ideally located for access to Huntingdon railway station, providing regular mainline services to London, as well as convenient road links via the A14 and A1. The property also benefits from access to residents' permit parking, subject to eligibility and application. Available mid-January, Deposit £1150

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