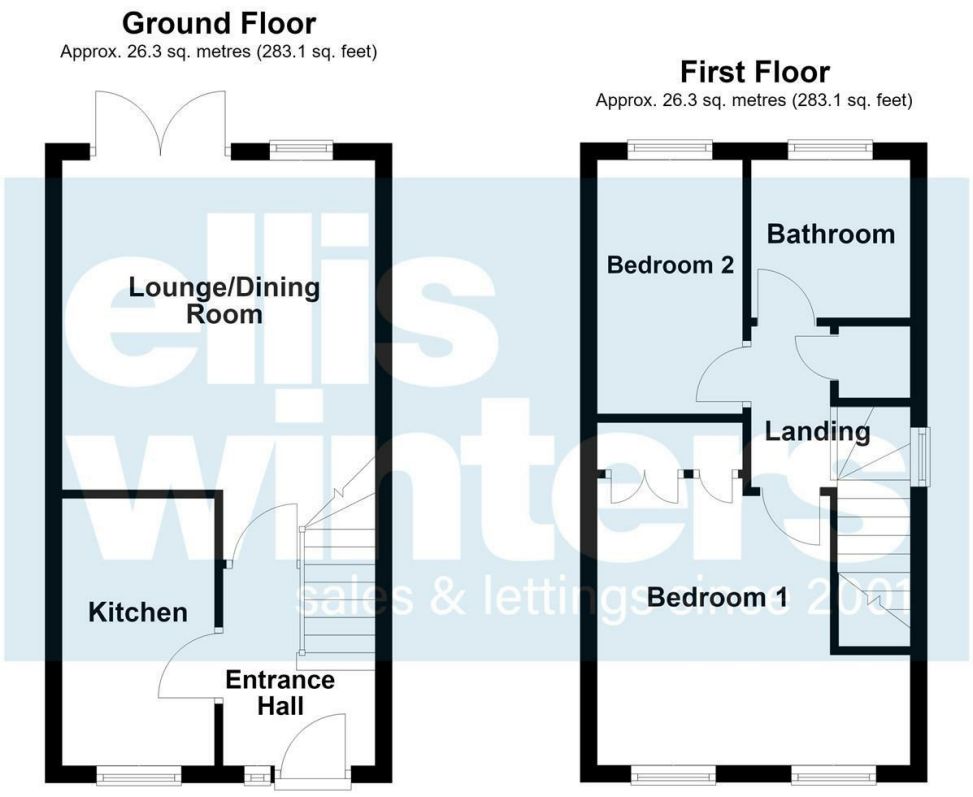


Total area: approx. 52.6 sq. metres (566.2 sq. feet)

Ground Floor

Entrance Hall

Refitted Kitchen
3.15m (10'4") x 1.80m (5'11")

Lounge/Dining Room
4.71m (15'5") x 3.69m (12'1")

First Floor

Landing

Bedroom 1
4.04m (13'3") x 3.69m (12'1")

Bedroom 2
3.00m (9'10") x 1.71m (5'7")

Bathroom

Outside

To the front of the property is a block paved driveway for two vehicles, there is a gravelled border, and gated access to the side.

To the rear of the property is an enclosed garden that is laid mainly to lawn, with a paved patio seating area, gravelled borders, raised planter and a garden shed.

Further Information

Council Tax Band: B
EPC Rating: TBC
Household Income Required For Referencing: Minimum £36,000

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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£1,200 PER MONTH
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SWAVESEY, CB24 4GQ

PROPERTY SUMMARY

An immaculately presented, semi-detached home, in a sought-after village location. This superb property benefits from a refitted kitchen, with some integrated appliances, a lounge/dining room, two bedrooms, one with a built-in wardrobe, and a modern bathroom. Outside, the property features a driveway for two vehicles, and an enclosed rear garden.

The property is available immediately, with a deposit of £1,300.

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