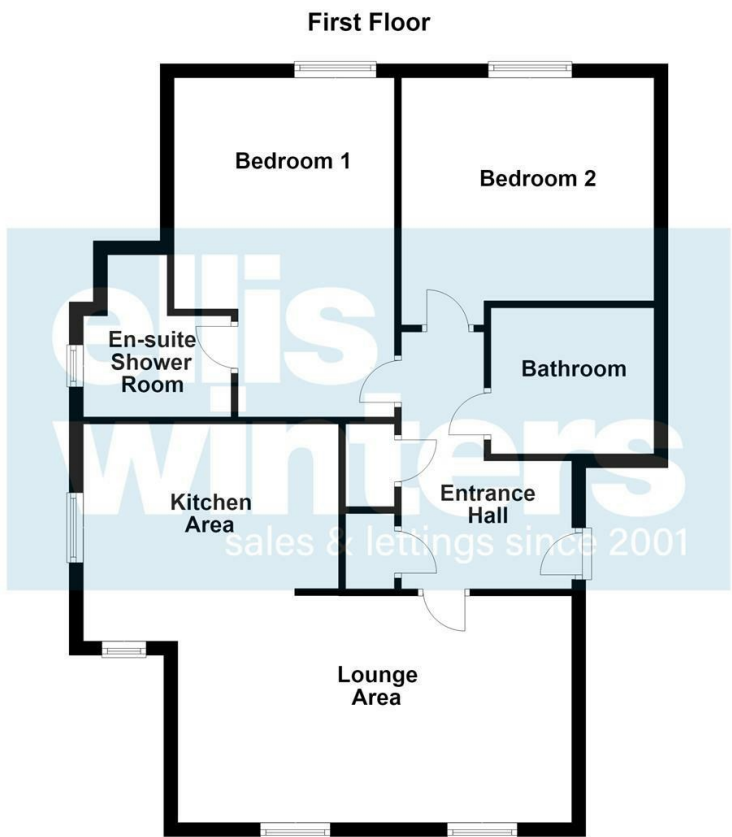




Ground Floor
Communal front entrance door to:

Communal Entrance Hall
Stairs leading to first floor.

First Floor
Front entrance door to:

Entrance Hall

Lounge Area
5.60m (18'4") x 3.24m (10'4")

Kitchen Area
3.66m (12') x 3.10m (10'2")

Bedroom 1
4.85m (15'11") x 3.15m (10'4") max

En-suite Shower Room

Bedroom 2
3.61m (11'10") x 3.19m (10'5")

Bathroom

Outside
The property benefits from allocated off road parking and the use of the private six acres of wooded grounds.

Location
What3words: reprints.petulant.cages

Further Information
EPC Rating – D
Council Tax – B
Deposit: £1450

Household Income Required To Pass
Referencing: £40,500

Agent Notes
The current photos were taken before the current tenant moved into the property.

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

A modern first floor apartment situated within a prestigious development in the grounds of a restored Grade II listed Victorian villa built in 1868. Accommodation includes two double bedrooms with en suite to the principal bedrooms, lounge, kitchen with integrated appliances and a family bathroom. The property also benefits from allocated off road parking and use of the six acres of private wooded ground. Available Beginning October. DEPOSIT £1450.

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