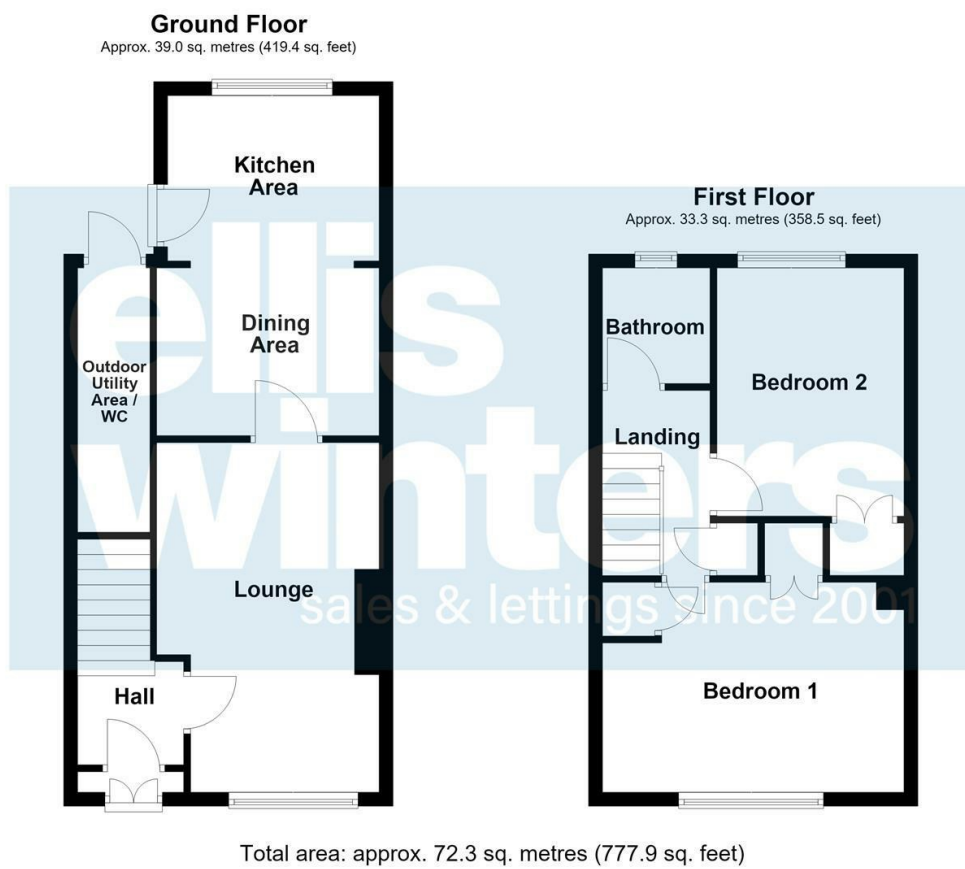




Ground Floor

Lounge
3.23m (10'7") max x 3.05m (10')

Dining Area
3.23m (10'7") x 2.44m (8')

Kitchen Area
3.07m (10'1") x 2.40m (7'10")

Utility Area / WC
3.84m (12'7") x 1.18m (3'10")

First Floor

Bedroom 1
4.38m (14'4") max x 3.05m (10')

Bedroom 2
3.61m (11'10") x 2.72m (8'11")

Bathroom
1.68m (5'6") x 1.56m (5'1")

Further Information
Council Tax Band: C
EPC Rating: D
Annual Household Income Required To
Pass Referencing: Minimum £39,000
Deposit: £1,400

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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www.elliswinters.co.uk



£1,300 PER MONTH
HURSTINGSTONE
ST. IVES, PE27 6UE

PROPERTY SUMMARY

A WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED HOME, ideally situated within a short walk of local amenities and offering spacious, well-proportioned accommodation throughout.

The property benefits from TWO GENEROUS DOUBLE BEDROOMS, an EXTENDED KITCHEN/DINER providing excellent everyday living and dining space, together with a comfortable and practical layout.

Externally, the property further benefits from GENEROUS OFF-ROAD PARKING, a GARAGE, and a FULLY ENCLOSED REAR GARDEN, providing a private outdoor space.

An excellent opportunity for a professional couple or small family seeking a well-located home with good living space and useful parking and storage facilities.

AVAILABLE BEGINNING OF NOVEMBER.
DEPOSIT £1,400.

2



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