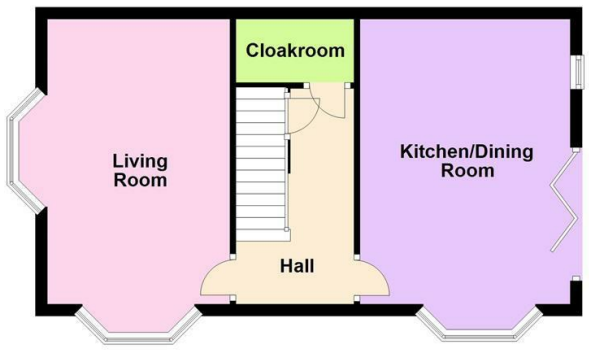
Ground Floor



First Floor



Ground Floor

Front entrance door to:

Hall

Cloakroom

Living Room
4.84m (15'10") x 3.10m (10'2")

Kitchen/Dining Room
4.84m (15'10") x 3.57m (11'9")

First Floor Landing

Bedroom 1
3.70m (12'2") x 2.88m (9'5") max

En-suite

Bedroom 2
3.12m (10'3") x 2.57m (8'5")

Bedroom 3
3.12m (10'3") x 2.17m (7'1")

Bathroom

Outside
The front and side gardens have been landscaped with a lawn, flowers and shrubs; the rear garden is laid to lawn with a patio area with allocated parking for two cars.

Further Information
Council Tax Band: C
EPC Rating: B

Annual Household Income To Pass Referencing: Min £50,250

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

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



£1,675 PER MONTH
EAGLE WALK
BRAMPTON, PE28 4BY

PROPERTY SUMMARY

A well-presented three bedroom terraced home offering spacious and modern accommodation, conveniently located within close proximity to Huntingdon train station, providing access to the East Coast Main Line, and just a short walk from local amenities. The property benefits from three double bedrooms, an en-suite shower room to the master bedroom and a modern kitchen/diner. Further benefits include a private rear garden with gated access and off-road parking for two vehicles. An ideal home for families or professionals seeking excellent transport links and convenient access to local facilities.

Available early December. Deposit £1,775.

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