

Ground Floor

provided in good faith but should be independently verified

Lounge 3.90m (12'10") x 3.73m (12'3")

Kitchen/Diner 6.07m (19'11") x 3.07m (14'4")

First Floor

Bedroom 1 4.10m (13'5") x 3.16m (10'4")

Bedroom 2 4.10m (13'5") x 2.79m (9'2")

Bedroom 3 2.67m (8'9") max x 2.42m (7'11")

Bathroom

Further Information

Council Tax Band: B

EPC Rating: C

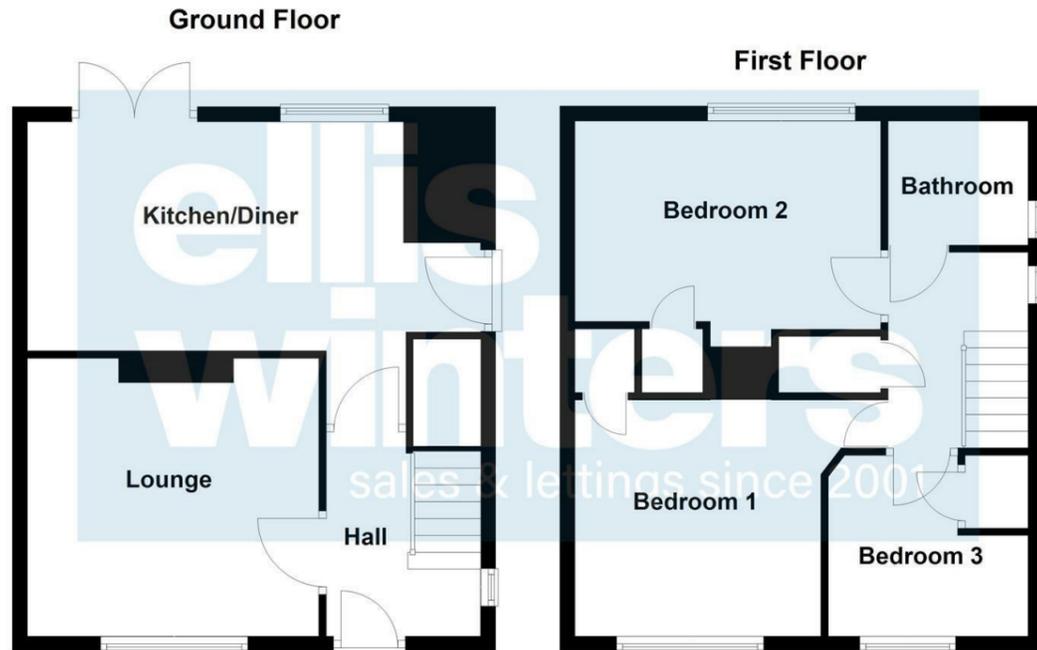
Deposit: £1,700

Availability: Immediately

Minimum household income to pass referencing: £48,000

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



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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£1,600 PER CALENDAR MONTH
OLD MILL AVENUE
WARBOYS, PE28 2TE

PROPERTY SUMMARY

A well-presented three-bedroom semi-detached property in the popular village of Warboys. The home has recently been improved with new carpets, luxury vinyl tile flooring in the kitchen, replacement A-rated windows and a modern bathroom suite. The property offers a good-sized living room with a kitchen-diner to the rear.

The property benefits from off-road parking for two vehicles and a private rear garden with a storage shed. Conveniently located within walking distance of local shops and amenities, with good road links to Huntingdon and mainline rail services to London King's Cross in under an hour. Available immediately, deposit £1700

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