



GROUND FLOOR
Front entrance door to:
ENTRANCE HALL

LOUNGE
5.30m (17'5") x 2.70m (8'10")

KITCHEN/DINER
5.30m (17'5") x 4.16m (13'8")

UTILITY ROOM
1.66m (5'6") x 1.50m (4'11")

W.C

FIRST FLOOR

LANDING

BEDROOM 1
3.51m (11'6") x 2.81m (9'3") plus 0.04m (0'2") x 0.04m (0'2")

EN SUITE SHOWER ROOM

BEDROOM 2
5.42m (17'9") x 2.89m (9'6") plus 0.04m (0'2") x 0.04m (0'2")

BEDROOM 3
3.13m (10'3") x 2.31m (7'7") plus 0.04m (0'2") x 0.04m (0'2")

BATHROOM

OUTSIDE

The front of the property is laid to lawn. There is an enclosed garden with gated side access, allowing access to the driveway, providing off-road parking for two vehicles. The driveway leads to a detached garage with an up-and-over door, power and light connected.

FURTHER INFORMATION
Council tax band: D
EPC Rating: C
Minimum required household income to pass referencing: £45,000pa

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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WREN CLOSE
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PROPERTY SUMMARY

A detached home situated on a popular residential development south of the river with great road access to the A1307 and Cambridge. Accommodation includes three double bedrooms with an en suite to the master, lounge, kitchen/diner, utility room, cloakroom and bathroom. The property also benefits from a garden and a detached garage. Available immediately. Deposit £1600.

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