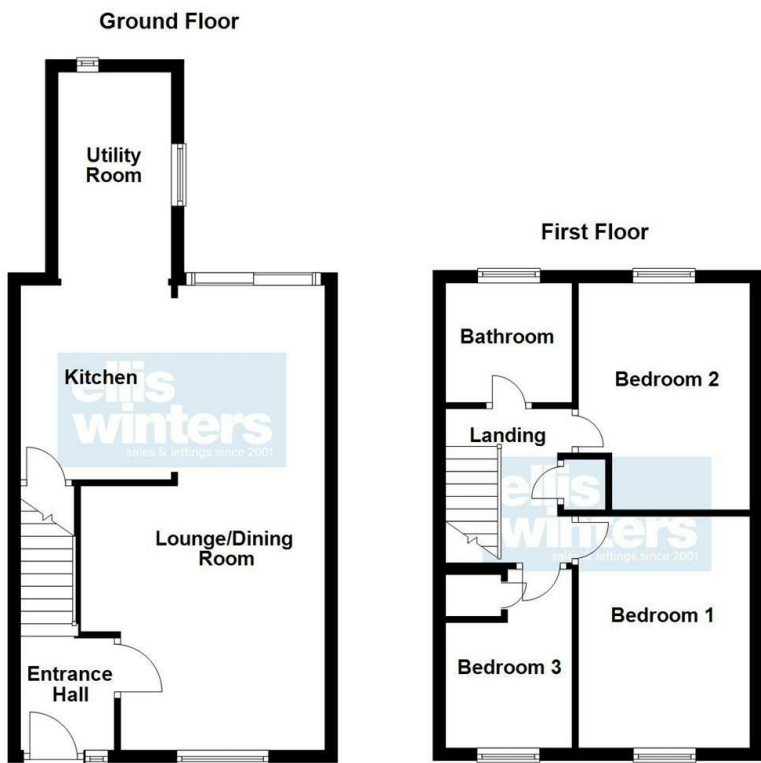




|                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ground Floor                                                                                                                                                                                        | shed. There is a personal door into the garage en block.                                                                                                                                                                                                                                                                    |
| Entrance Hall                                                                                                                                                                                       | Further Information                                                                                                                                                                                                                                                                                                         |
| Lounge/Dining Room<br>7.44m (24'5") x 3.91m (12'10")                                                                                                                                                | Council Tax Band: B                                                                                                                                                                                                                                                                                                         |
| Kitchen<br>3.11m (10'3") x 2.41m (7'11")                                                                                                                                                            | EPC Rating: C                                                                                                                                                                                                                                                                                                               |
| Utility Room<br>3.31m (10'10") x 1.81m (5'11")                                                                                                                                                      | Annual Household Needed To Pass Referencing: Minimum £45,000                                                                                                                                                                                                                                                                |
| First Floor                                                                                                                                                                                         | Deposit: £1,495                                                                                                                                                                                                                                                                                                             |
| Landing                                                                                                                                                                                             | Holding Deposit                                                                                                                                                                                                                                                                                                             |
| Bedroom 1<br>3.71m (12'2") x 2.74m (9')                                                                                                                                                             | At the point of reservation, you will be required to pay a holding deposit equivalent to 1 week of rent.                                                                                                                                                                                                                    |
| Bedroom 2<br>3.63m (11'11") x 2.74m (9') max                                                                                                                                                        | Tenant Reference and Credit Checks                                                                                                                                                                                                                                                                                          |
| Bedroom 3<br>2.86m (9'5") x 2.02m (6'8")                                                                                                                                                            | 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).                                                               |
| Bathroom                                                                                                                                                                                            | The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.                                                                                                                                                                                                                    |
| Outside                                                                                                                                                                                             | Disclaimer                                                                                                                                                                                                                                                                                                                  |
| To the front of the property is a slated and paved garden, there is a concrete hard stand, and gated access to the side and rear gardens.                                                           | 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. |
| To the side is a hard stand and paved garden, that opens to the rear garden. The rear garden offers a timber decked seating area, it is laid mainly to lawn, with a concrete hard stand ideal for a |                                                                                                                                                                                                                                                                                                                             |

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

**ellis winters**  
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

OFFICE DETAILS

01480 388889  
infostives@elliswinters.co.uk  
www.elliswinters.co.uk

**ellis winters**  
sales & lettings since 2001

**£1,395 PER CALENDAR MONTH**  
**HILL RISE**  
ST. IVES, PE27 6SG

PROPERTY SUMMARY

A well-presented, end-terrace, in a popular location, within walking distance of public transport links to the Guided Busway, and Hill Rise Park. This superb home features a modern kitchen and utility room, a modern bathroom, and is in a short distance from schooling and amenities. There is a good-sized lounge/dining room and three bedrooms. There are front, side, and rear gardens, and a garage en bloc. Available beginning October, Deposit £1495

3



1



1

