



**FIRST FLOOR**  
Front entrance door to:

backs, extractor fan, shaver point, double glazed window to rear. Edit | Delete

**ENTRANCE HALL**  
Electric storage heater, airing cupboard.

**DIRECTIONS**  
Entering Godmanchester from the A14 direction continue along Cambridge Road and then turn left into Tudor Road. Take the fourth left into Bascraft Way and Carnaby Close is the first turning on the right hand side.

**LOUNGE**  
3.77m (12'4") x 3.15m (10'4") Electric storage heater, ceiling fan, sliding patio doors opening to balcony.

**KITCHEN/DINER**  
5.07m (16'8") max x 2.37m (7'9") Fitted with a matching range of base and eye level units with worktop space over and under unit lighting, 1½ bowl sink with mixer tap, plumbing for automatic washing machine, space for fridge and space for freezer, built-in electric oven with grill, built-in four ring electric hob with extractor hood over, two double glazed windows to rear, electric storage heater, ceiling fan.

**FURTHER INFORMATION**  
Council Tax Band: A  
EPC Rating: C  
Minimum annual income to pass referencing: £24,000

**Agent Note**  
Pictures were taken before the current tenant moved into the property.

**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.

**BEDROOM**  
3.46m (11'4") x 3.27m (10'9") Double glazed window to front, fitted double wardrobe with sliding doors, electric storage heater, ceiling fan.

**BATHROOM**  
Fitted with a three piece suite comprising, a panelled bath with electric shower over, a pedestal wash hand basin and a low-level WC, tiled splash

**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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GODMANCHESTER, PE29 2EE

## PROPERTY SUMMARY

A first floor apartment located in the popular village of Godmanchester. The property benefits from a kitchen/diner, a lounge with a balcony, a double bedroom and bathroom. Available early July. DEPOSIT £900

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