



Total area: approx. 66.8 sq. metres (719.5 sq. feet)

**GROUND FLOOR**

Entrance Hall

Lounge  
4.50m (14'9") x 3.33m (10'11") max

Kitchen/Diner  
4.31m (14'2") x 3.16m (10'4")

**FIRST FLOOR**

Landing

Bedroom 1  
4.31m (14'2") max x 3.25m (10'8")

Bedroom 2  
4.42m (14'6") x 2.17m (7'1")

Bathroom

**OUTSIDE**

The property benefits from a good sized westerly facing rear garden with a brick built store measuring 2.04m (6'8") x 0.92m (3'). Double gates at the rear of the garden provide vehicular access to the off road parking space.

**FURTHER INFORMATION**

Availability: Available Immediately

Deposit: £1300

Council Tax Band: B

EPC Rating: C

Minimum household income to pass

referencing: £36,000

**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 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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## PROPERTY SUMMARY

Located in the popular historic town of St Ives, this well-presented and recently refurbished home is available to let immediately. The property benefits from a good-sized, westerly-facing rear garden and off-road parking. The accommodation comprises two generous bedrooms, a first-floor bathroom, a lounge, and a spacious kitchen/diner. Deposit: £1,300.

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