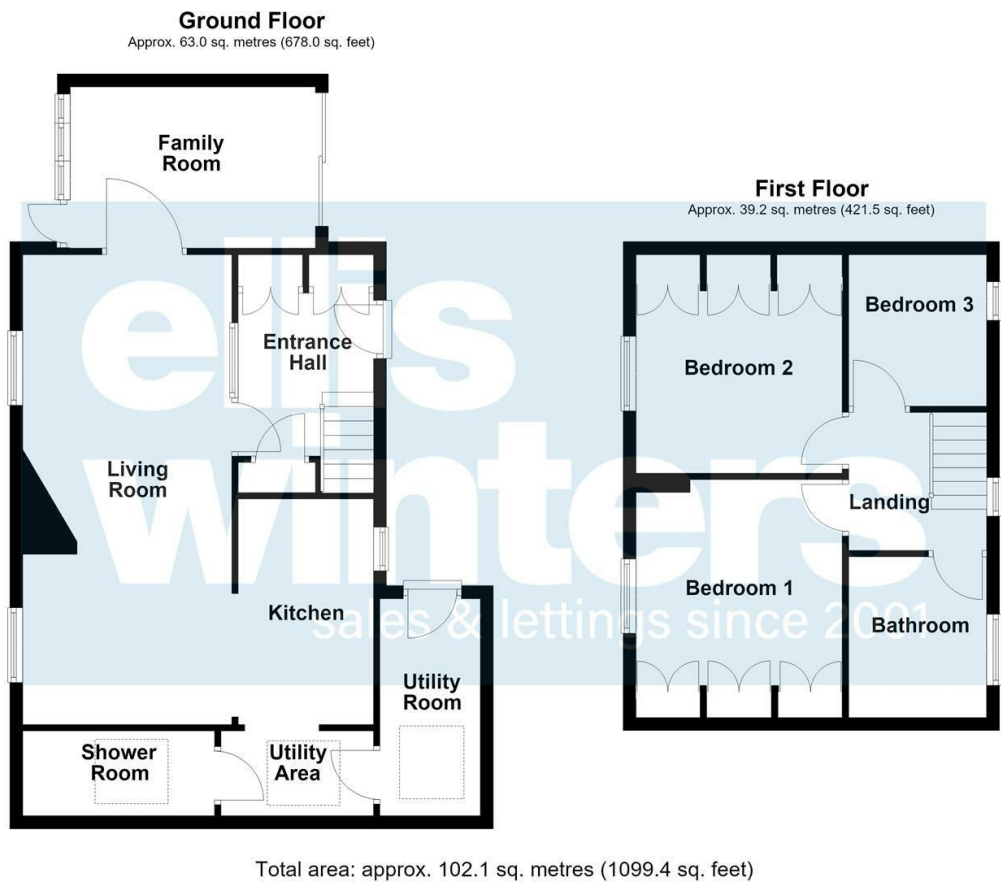




- Ground Floor**
- Entrance Hall
2.53m (8'4") x 2.10m (6'11")
- Living Room
7.30m (23'11") x 3.24m (10'8")
- Family Room
3.81m (12'6") x 2.50m (8'3")
- Kitchen
3.50m (11'6") x 2.10m (6'11")
- Shower Room
2.98m (9'9") x 1.32m (4'4")
- Utility Area
2.37m (7'9") x 1.32m (4'4")
- Utility Room
3.37m (11'1") x 1.56m (5'1")
- First Floor**
- Landing
2.14m (7') x 2.14m (7')
- Bedroom 1
3.70m (12'1") x 3.21m (10'6")
- Bedroom 2
3.40m (11'2") x 3.21m (10'6")
- Bedroom 3
2.35m (7'9") x 2.14m (7')

- Bathroom**
2.50m (8'2") x 2.14m (7')
- Further Information**
Council Tax Band: A
EPC Rating: D
Annual Household Income Required To Pass Referencing: Minimum £45,000
Deposit: £1,600
- Holding Deposit**
At the point of reservation, you will be required to pay a holding deposit equivalent to 1 week of rent.
- Tenant Reference and Credit Checks**
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). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.
- 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

A THREE-BEDROOM END TERRACED COTTAGE, ideally situated in the town centre of St Ives with excellent access to local amenities and the Guided Busway, providing convenient links towards Cambridge.

The property benefits from a LARGE OPEN-PLAN LIVING ROOM, separate FAMILY ROOM and TWO BATHROOMS, providing spacious and versatile accommodation suitable for a range of tenants.

Externally, the property further benefits from a PRIVATE GARDEN, providing a pleasant outdoor space.

An excellent opportunity for a professional couple or family seeking a well-located home in the heart of St Ives, with generous living accommodation, excellent local amenities and convenient transport links.

AVAILABLE END OF OCTOBER.
COUNCIL TAX BAND A.
DEPOSIT £1,600.

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