

Ground Floor

Entrance Hall

Lounge
3.75m (12'4") x 3.48m (11'5") max

Kitchen/Diner
4.44m (14'7") x 3.25m (10'8")

First Floor

Landing

Bedroom 1
3.84m (12'7") x 2.46m (8'1")

Bedroom 2
3.27m (10'9") max x 2.46m (8'1")

Bedroom 3
2.96m (9'9") x 1.88m (6'2")

Bathroom

Outside

To the front of the property, there is an enclosed garden laid mainly to lawn with slated and flower bed borders and an outside light. There is an allocated parking space.

To the rear of the property, there is a timber fence enclosed rear garden, laid mainly to lawn, with a paved pathway and patio seating area, flower bed borders, garden shed, outside tap, and gated access to the rear path that leads

to a large communal parking area.

FURTHER INFORMATION

Deposit: £1350

Council Tax Band: C

EPC rating: D

Minimum household income required to pass referencing: £37,500

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.

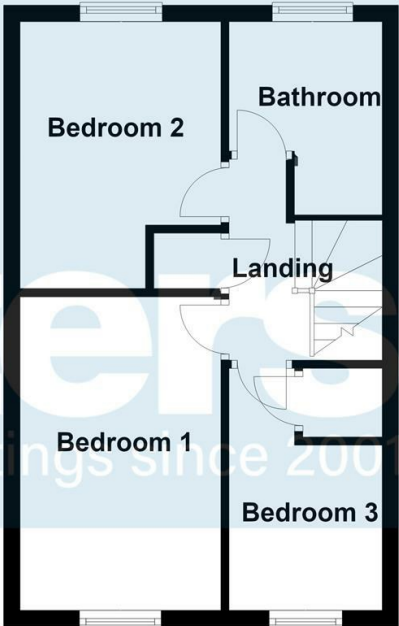
Disclaimer

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.

Ground Floor



First Floor



Total area: approx. 63.5 sq. metres (683.2 sq. feet)

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



PROPERTY SUMMARY

A well-presented, mid-terrace home in a cul-de-sac location and is well positioned, being within walking and cycling distance to local amenities, schools, public transport links, and to the town centre. This property boasts a lounge, kitchen/diner, three bedrooms, and a bathroom. Outside there is an enclosed front and rear garden, an allocated parking space, and a large communal parking area. Available immediately, deposit £1350

3



1



1

