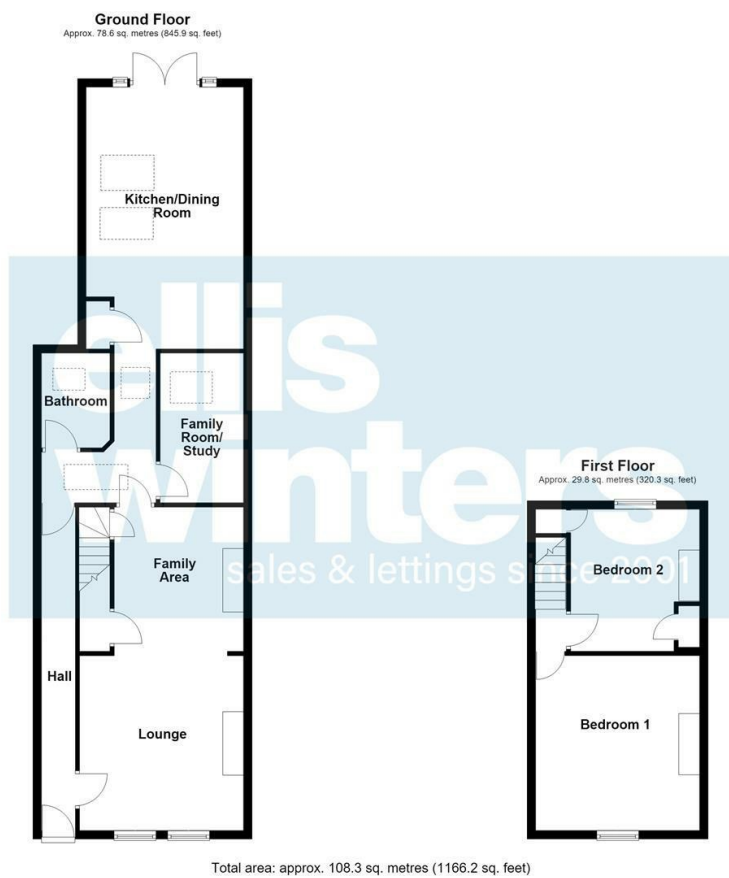




Ground Floor

Hall

Lounge
4.17m (13'8") x 3.91m (12'10")

Family Area
3.39m (11'1") x 3.09m (10'2")

Family Room/Study
3.57m (11'9") x 1.99m (6'6")

Bathroom

First Floor

Bedroom 1
4.17m (13'8") x 3.86m (12'8")

Bedroom 2
3.39m (11'2") x 3.08m (10'1")

Outside

To the front of the property is an enclosed garden with mature shrubs and plants.

To the rear of the property is an enclosed garden, with a raised decked seating area, a generous lawn area with mature trees, shrubs and plants, and a timber summer house to be used for storage only.

Further Information
Council Tax Band: C
EPC Rating: TBC
Minimum annual earnings required to pass referencing: £43,500
Deposit: £1,550
Parking: On street parking only

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

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

An immaculately presented, period terrace home in a sought-after position, and within walking distances of St Ives town centre and the Guided Busway to Cambridge. This superb home features an open plan lounge and family area, a generous kitchen/dining room, a refitted ground floor bathroom, a family room/study, two double bedrooms on the first floor, and an enclosed rear garden. Available September. Deposit: £1,550.

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