



Ground Floor

Living Room
6.20m (20'4") x 4.73m (15'6")

Kitchen/Diner
6.33m (20'9") x 2.88m (9'5")

Office/Bedroom
3.73m (12'3") x 2.79m (9'2")

Shower Room
1.76m (5'9") x 1.74m (5'8")

First Floor

Bedroom 1
3.80m (12'6") x 3.68m (12'1")

Bedroom 2
4.27m (14') x 2.64m (8'8")

Bedroom 3
3.73m (12'3") x 1.76m (5'9")

Bathroom
2.04m (6'8") x 1.93m (6'4")

Outside

The property benefits from a front garden and an enclosed rear garden with a patio seating area. A driveway provides ample off-road parking and leads to a garage with double doors, power and lighting.

Agent Notes: The property will be redecorated throughout before the tenancy commences.

Further Information
Council Tax Band: C
EPC Rating: TBC
Minimum household income to pass referencing: £49,500

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk

ellis winters
sales & lettings since 2001

£1,650 Per Calendar Month
St. Ives Road

Hemingford Grey, Cambs, PE28 9DU

PROPERTY SUMMARY

A well-presented, spacious, semi-detached home in a highly sought-after village location. The property is within walking distance of local amenities, public transport links, and the primary school is across the road. The property comprises a good-sized living room, a large kitchen-diner, three bedrooms, study/ fourth bedroom, two bathrooms, off-road parking, garage and a generous rear garden. Available immediately. Deposit £1,750.

4



2



1

