



Ground Floor

Entrance Hall

Sitting Room
4.08m (13'4") max x 3.59m (11'9")

Dining Room
4.22m (13'10") max x 3.76m (12'4")

Hall

Kitchen/Breakfast Room
6.36m (20'10") max x 2.44m (8') max

WC/Utility Cup'd
3.06m (10'1") x 0.78m (2'7")

First Floor

Landing

Bedroom 1
3.60m (11'10") x 2.97m (9'9") max

Bedroom 2
3.81m (12'6") x 2.77m (9'1")

Bedroom 3
2.81m (9'3") x 2.22m (7'3")

Bathroom

Outside

The property has a side access passageway that leads to a side door.

The enclosed southerly facing rear garden is mainly laid to lawn and benefits from a patio seating area, a separate raised decked seating area, a garden shed, and a bin store.

Further Information

Minimum contract term: 6 Months

EPC-E

Council Tax: C

Minimum Salary required to pass referencing: £39,000

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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£1,300 PER CALENDAR MONTH
HIGH STREET
FENSTANTON, PE28 9JZ

PROPERTY SUMMARY

Available to let immediately this deceptively spacious character home is located in the popular village of Fenstanton. Thoughtfully extended and improved, the property showcases a wealth of period features, including sash windows and charming fireplaces.

The accommodation boasts two reception rooms, a bright kitchen/breakfast rooms with vaulted ceiling and views of the garden, three bedrooms and a first floor bathroom. Additional benefits include a convenient downstairs cloakroom/utility cupboard and an enclosed southerly facing rear garden.

Fenstanton is conveniently located with great road links to both Huntingdon train station and the A14 to Cambridge. The village also offers a wealth of local amenities. Deposit £1400.

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