



#### HALL

Under stairs storage cupboard, radiator, exposed wooden flooring, stairs leading to first floor.

**BEDROOM 1** 20' 0" x 15' 1" (6.1m x 4.6m)

Two double glazed sash windows to side, double glazed bay sash window to front, radiator, exposed wooden flooring, fitted with a matching range of base units with worktop space over, 1½ bowl sink with single drainer and mixer tap.

#### EN-SUITE BATHROOM

Fitted with three piece suite comprising roll top bath with shower and telephone style taps, tiled shower cubicle with shower over and high-level flush WC, heated towel rail, extractor fan, double glazed sash window to rear, radiator, exposed wooden flooring.

**BEDROOM 2** 12' 0" x 8' 10" (3.66m x 2.69m)

Double glazed sash window to front, radiator, exposed wooden flooring.

#### EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising

recessed tiled shower cubicle with shower over, pedestal wash hand basin and low-level WC, extractor fan, double glazed sash window to front, radiator, exposed wooden flooring.

**BEDROOM 3** 13' 3" x 8' 10" (4.04m x 2.69m)

Double glazed sash window to rear, radiator, exposed wooden flooring.

#### EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising tiled shower cubicle with shower over, pedestal wash hand basin and low-level WC, extractor fan, double glazed sash window to rear, radiator, exposed wooden flooring.

#### OUTSIDE

Allocated off road parking, garage and courtyard.

#### FURTHER INFORMATION

Length of Tenancy: 6 months minimum tenancy

Council Tax Band: E

EPC Rating: Exempt

Minimum Annual Salary to Pass referencing: £54,000

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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#### OFFICE DETAILS

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## PROPERTY SUMMARY

An INDIVIDUAL home, offering DECEPTIVELY large accommodation which briefly comprises of THREE DOUBLE bedrooms with each having an EN-SUITE, a 21ft x 19ft kitchen/diner and TWO reception rooms. The property also benefits from CENTRAL HEATING, DOUBLE GLAZING and a GARAGE. Available immediately DEPOSIT £1900.

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