



Ground Floor	Bedroom 4
Entrance Hall	3.12m (10'3") max x 1.94m (6'4")
Cloak room	Double glazed window to rear, radiator.
Kitchen/Dining Room	Bathroom
5.08m (16'8") x 3.16m (10'4")	Outside
Lounge	driveway and gravelled parking area, single garage with up and over door, power and light connected and personal door to rear. The garden is laid out in lawn. A paved path and gated access lead to the rear garden.
5.04m (16'6") x 3.46m (11'4")	
First Floor	
Landing	To the rear, a timber fence and hedgerow enclosed garden, laid mainly to lawn with gravelled borders, paved seating area, outside tap and garden shed.
Double glazed window to front, access to loft space, airing cupboard, doors to:	
Bedroom 1	Further information: Council Tax Band: D EPC Rating: D Minimum salary required : £49,500
3.83m (12'7") x 3.12m (10'3")	
Double glazed window to rear, radiator.	
Bedroom 2	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
3.12m (10'3") x 2.61m (8'7")	
Double glazed window to rear, radiator.	
Bedroom 3	
2.88m (9'6") x 2.04m (6'8")	
Double glazed window to front, radiator.	

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



**ellis winters**  
sales & lettings since 2001

**£1,650 PER MONTH**  
**SCOTTS CRESCENT**  
HUNTINGDON, PE28 9PG

## PROPERTY SUMMARY

An established detached house in a popular village location. This property benefits from a kitchen/dining room, lounge and cloakroom on the ground floor. On the first floor four bedrooms and a four-piece bathroom. Outside, there is ample parking, a single garage and an enclosed rear garden Available immediately. Deposit £1750.

4



1



1

