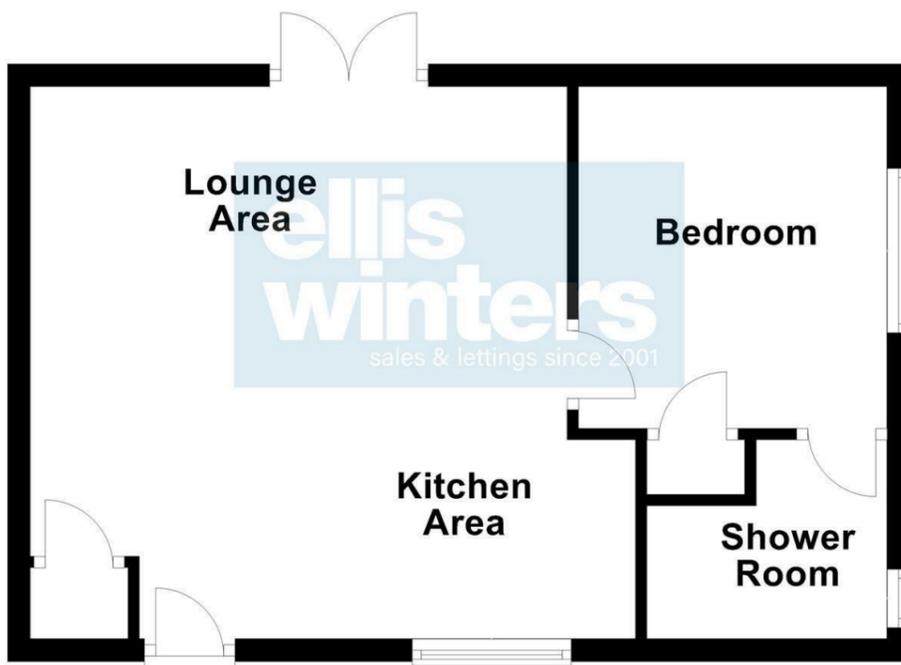


## Ground Floor



Ground Floor  
Front entrance door to:

Lounge/Kitchen Area  
5.35m (17'7") x 4.88m (16')  
Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, built-in electric oven with grill, built-in four ring ceramic hob with extractor hood over, double glazed window to front, boiler cupboard, two radiators, ceiling spotlights, double doors opening to rear garden.

Bedroom  
2.96m (9'9") x 2.72m (8'11")  
Double-glazed window to the side, radiator, ceiling spotlights, built-in wardrobe

Shower Room  
Fitted with three piece suite comprising a double shower enclosure with a shower over, a pedestal wash hand basin and a low-level WC, tiled splash backs, a heated towel rail, an extractor fan, double glazed window to the side, ceiling spotlights.

Outside  
The front garden is gravelled with a hedged border to front. A gravel

driveway provides off-road parking. Gated side access leads to the enclosed rear garden, which is laid to lawn with a patio seating area.

Agents Notes:  
The monthly rental charge includes: Council Tax, Water & Internet services  
Pictures were taken before the last tenant moved into the property and are due to be updated shortly.

Further Information  
Council Tax Band: N/A  
EPC Rating: D  
Minimum annual income to pass referencing: £28,500

Disclaimer  
All property details, photographs, floor plans, 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.d

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

**£950 PER CALENDAR MONTH**  
**PARKHALL ROAD**  
HUNTINGDON, PE28 3HQ

## PROPERTY SUMMARY

Situated on a private, gated development, this semi-detached bungalow is set within a semi-rural location and benefits from a modern, open-plan kitchen/lounge area, double bedroom, shower room, enclosed rear garden, and off-road parking. The monthly rental charge includes: Council Tax, Water and Internet. Available Mid-May. DEPOSIT £1050.

1



1



1

