



GROUND FLOOR

Front access to UPVc part-glazed entrance door leading through to:

tiled flooring, two cupboards, door leading through to:

LIVING ROOM

3.93m (12'11") x 3.55m (11'8") Box bay double-glazed window to the front, stairs leading to the first floor.

KITCHEN

3.55m (11'8") x 2.01m (6'7") max. Fitted with a matching base and eye-level units, a stainless steel sink. Space for fridge/freezer and cooker. Double-glazed window to the front. tiled flooring throughout.

FIRST FLOOR

BEDROOM 1

3.55m (11'8") x 2.85m (9'4") plus 0.12m (0'5") x 0.12m (0'5") Double glazed window to the front.

BEDROOM 2

3.55m (11'8") x 2.01m (6'7") plus 0.12m (0'5") x 0.12m (0'5") Double glazed window to the front.

BATHROOM

2.65m (8'8") x 1.42m (4'8") plus 0.12m (0'5") x 0.12m (0'5") Double-glazed window to the front, Electric Shower over bath, Sink, toilet.

FURTHER INFORMATION

Council Tax Band: B

EPC Rating:

Minimum household income required to pass referencing: £34,500

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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PROPERTY SUMMARY

A very well-presented two-bedroom property situated in a popular area of St Ives. In addition to the two bedrooms, the property offers a refitted kitchen, living room, refitted bathroom, allocated parking and double-glazed windows. Available immediately. Deposit £1250

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