



**Ground Floor**  
Front entrance door to:

**Living Room**  
4.30m (14'1") x 3.10m (10'2")  
Double glazed window to front,  
radiator, under stairs storage cupboard,  
stairs leading to first floor.

**Kitchen**  
3.10m (10'2") x 1.85m (6'1")  
Refitted with a matching range of base  
and eye level units with worktop space  
over, stainless steel sink with mixer tap,  
plumbing for washing machine, built-in  
electric double oven with grill, built in  
four ring ceramic hob with pull out  
extractor hood over, double glazed  
window to side, heated towel rail.

**First Floor Landing**  
Double glazed window to front, built in  
airing cupboard.

**Bedroom**  
3.30m (10'10") x 3.10m (10'2")  
Double glazed window to front,  
radiator.

**Bathroom**  
Fitted with a three piece suite  
comprising, a panelled bath shower  
over, a pedestal wash hand basin, and  
a WC, full height ceramic tiling to all  
walls, tiled flooring, double glazed  
window to side, radiator.

**Agent Note**  
Please note that the images shown  
were taken before the current tenant  
moved in. New photos are scheduled to  
be taken shortly.

**Further Information**  
Council Tax Band: A  
EPC Rating: D  
Household Income Required To Pass  
Referencing: Minimum £23,250

**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

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 well-presented starter home which benefits from a double bedroom, kitchen, lounge and modern bathroom. The property also benefits from gas radiator central heating, double glazing and an allocated parking area. Available from Beginning of April . DEPOSIT £875.

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