



Total area: approx. 136.2 sq. metres (1466.5 sq. feet)

**Ground Floor**

**Living Room**  
6.20m (20'4") x 4.73m (15'6")

**Kitchen/Diner**  
6.33m (20'9") x 2.88m (9'5")

**Office/Bedroom**  
3.73m (12'3") x 2.79m (9'2")

**Shower Room**  
1.76m (5'9") x 1.74m (5'8")

**First Floor**

**Bedroom 1**  
3.80m (12'6") x 3.68m (12'1")

**Bedroom 2**  
4.27m (14') x 2.64m (8'8")

**Bedroom 3**  
3.73m (12'3") x 1.76m (5'9")

**Bathroom**  
2.04m (6'8") x 1.93m (6'4")

**Outside**  
The property benefits from a front garden and an enclosed rear garden with a patio seating area. A driveway provides ample off-road parking and leads to a garage with double doors, power and lighting.

**Agent Notes:** The property will be redecorated throughout before the tenancy commences.

**Further Information**  
Council Tax Band: C  
EPC Rating: TBC  
Minimum household income to pass referencing: £49,500

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 well-presented, spacious, semi-detached home in a highly sought-after village location. The property is within walking distance of local amenities, public transport links, and the primary school is across the road. The property comprises a good-sized living room, a large kitchen-diner, three bedrooms, study/ fourth bedroom, two bathrooms, off-road parking, garage and a generous rear garden. Available immediately. Deposit £1,750.

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