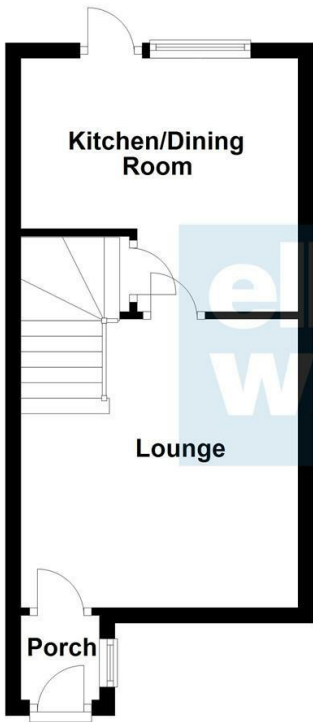
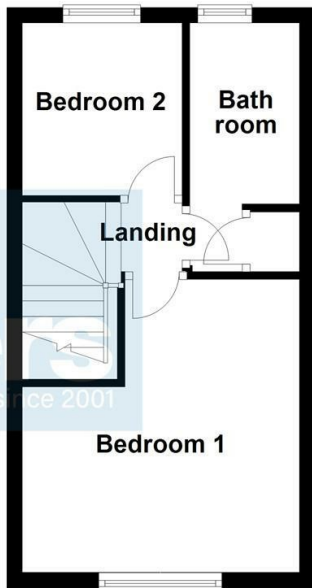


**Ground Floor**  
Approx. 26.6 sq. metres (285.8 sq. feet)



**First Floor**  
Approx. 25.3 sq. metres (272.8 sq. feet)



Total area: approx. 51.9 sq. metres (558.6 sq. feet)

**Ground Floor**

**Entrance Porch**

Double-glazed window to the side and door to the front, laminate flooring, door to:

**Lounge**

3.72m (12'2") x 3.58m (11'9")  
Double-glazed window to front, laminate flooring, radiator, stairs to first floor, door to:

**Kitchen/Dining Room**

3.58m (11'9") x 3.27m (10'9") max  
Double-glazed window and door to rear, fitted with a matching range of base and eye-level units with worktop space over, stainless steel sink unit with single drainer, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric oven, built-in electric hob with extractor hood over, radiator, storage cupboard, tiled splashbacks, wall-mounted boiler.

**First Floor**

**Landing**

Doors to:

**Bedroom 1**

3.78m (12'5") max x 3.58m (11'9")  
Double-glazed window to the front, radiator.

**Bedroom 2**

2.22m (7'4") x 2.06m (6'9")  
Double-glazed window to the rear, radiator.

**Bathroom**

Double-glazed window to rear, fitted with a three-piece suite comprising of a panelled bath with independent shower over, pedestal wash hand basin and WC, tiled splashbacks, heated towel rail, and airing cupboard.

**Outside**

To the front, the garden is laid to lawn with hedgerow, gated access to side, allocated parking space.

To the rear, a timber fence enclosed garden, laid to lawn with paved patio, hedgerow and garden shed.

**Further information:**

Deposit: £1,100  
Council Tax Band: B  
EPC rating: C  
Minimum household income required to pass referencing: £30,000

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

**£1,000 PER MONTH**  
**TAMAR CLOSE**  
ST. IVES, PE27 3JE



PROPERTY SUMMARY

An end terrace house in a cul-de-sac location. This home offers a lounge, kitchen/dining room, two bedrooms and bathroom. There is an enclosed rear garden and an allocated parking space. The property is also within short distances to amenities and public transport links. Deposit - £1,100, EPC Rating - D, Available Mid February.

2

1

1

