



Ground Floor	heated towel rail, extractor fan, double-glazed window to side, ceramic tiled flooring with recessed spotlights.
Front entrance door to:	
Hall	Bedroom 2
Under-stair cupboard, radiator, ceramic tiled flooring, stairs to the first floor.	3.12m (10'3") x 2.57m (8'5")
Cloakroom	Double-glazed sash windows to front and side, radiator.
Two-piece suite comprising a pedestal wash hand basin and a high-level flush WC, extractor fan, radiator, and ceramic tiled flooring.	Bedroom 3
	3.12m (10'3") x 2.17m (7'1")
Living Room	Double-glazed window to the side, radiator.
4.84m (15'10") x 3.10m (10'2")	Bathroom
Bay sash windows to front and side, three radiators.	Three-piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, ceramic tiling, heated towel rail, extractor fan, ceramic tiled flooring, recessed spotlights.
Kitchen/Dining Room	Outside
4.84m (15'10") x 3.57m (11'9")	The front and side gardens have been landscaped with a lawn, flowers and shrubs; the rear garden is laid to lawn with a patio area with allocated parking for two cars.
First Floor Landing	Further Information
Double-glazed window to the front.	Length Of Tenancy Period: Min 12 Months
Bedroom 1	Council Tax Band: C
3.70m (12'2") x 2.88m (9'5") max	EPC Rating: B
Double-glazed sash window to the front, radiator.	Annual Household Income To Pass
En-suite	Referencing: Min £51,000
Three-piece comprising pedestal wash hand basin, shower cubicle and low-level WC,	

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



OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388889
infostives@elliswinters.co.uk
www.elliswinters.co.uk



PROPERTY SUMMARY

A superb EX SHOW home available. Boasting a lounge, kitchen/diner, three double bedrooms, en-suite to master, bathroom, enclosed rear garden and off-road parking for two cars. Available mid December, DEPOSIT £1,800.

3



2



1



