



Ground Floor
Approx. 45.1 sq. metres (485.9 sq. feet)

Total area: approx. 45.1 sq. metres (485.9 sq. feet)

Ground Floor

Entrance Hall

Lounge
3.97m (13') x 3.81m (12'6")

Kitchen
2.44m (8') x 2.29m (7'6")

Bedroom 1
4.03m (13'3") x 2.84m (9'4")

Bedroom 2
2.44m (8') x 2.29m (7'6")

Bathroom

Outside

To the front of the property is a parking area, where the property benefits from a tandem length off-road parking space for two vehicles.
To the rear of the property is an enclosed garden, that is laid to lawn, and a paved pathway and seating area. There is a timber garden shed.

Further Information

Heating Type: Electric
Council Tax Band: B
Household Income For Referencing:
Minimum £33,000 per annum
Deposit: £1,200
EPC Rating: D

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



OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

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



£1,100 PER CALENDAR MONTH
COOTES LANE
FEN DRAYTON, CB24 4YP

PROPERTY SUMMARY

A very well-presented, ground floor apartment in a popular location, with great commuting access to the A14/A1307 to both Cambridge, and Huntingdon's mainline train station. This property features a refitted kitchen and bathroom, two bedrooms, a garden, and off-road parking for two cars. Available beginning of May. Deposit £1,200.

2



1



1

