



GROUND FLOOR
Front entrance door to:

LOUNGE
3.89m (12'9") x 3.19m (10'6")
Double glazed box window to front, radiator.

DINING AREA
3.89m (12'9") x 3.05m (10')
Under stairs storage cupboard, radiator, stairs leading to first floor, open plan to:

KITCHEN/BREAKFAST ROOM
4.65m (15'3") x 3.83m (12'7")
Fitted with a matching range of base and eye level units with worktop space over and matching breakfast bar, 1½ bowl stainless steel sink with mixer tap, space for fridge and freezer, built-in electric oven with grill, built-in four ring gas hob with extractor hood over, double glazed window to rear, radiator, ceramic tiled flooring, double doors opening to rear garden.

FIRST FLOOR LANDING
Storage cupboard.

BEDROOM 1
3.89m (12'9") x 3.18m (10'5")
Double glazed window to front, radiator.

BEDROOM 2
3.13m (10'3") x 2.28m (7'6")
Double glazed window to rear, radiator.

BATHROOM
Fitted with a three piece suite comprising, a P shaped panelled bath with shower over and hand shower attachment, a vanity wash hand basin with cupboards and drawers under and a low-level WC, tiled splash backs, heated towel rail, double glazed window to rear, boiler

cupboard housing wall mounted gas boiler, ceramic tiled flooring.

OUTSIDE
The front garden is bordered to the front by a low level brick built wall and has been gravelled for low maintenance. The rear garden is mainly laid to lawn with a gravelled seating area and garden shed.

DIRECTIONS
Travelling away from the town centre on Needingworth Road continue along the road and the property can then be found on the right hand side.

Further Information
Council tax band: B
EPC Rating: C
Minimum household income to pass referencing: £31,500

Agent notes: Internal photos to follow shortly

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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£1,050 PER MONTH
NEEDINGWORTH ROAD
ST. IVES, PE27 5JT

PROPERTY SUMMARY

Situated only a short walk from St Ives town centre and Warners Park, this character home offers two bedrooms, a modern bathroom, lounge, separate dining area and kitchen. The property also benefits from a good sized rear garden, UPVC double glazing and gas central heating. Available immediately. Deposit £1150.

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