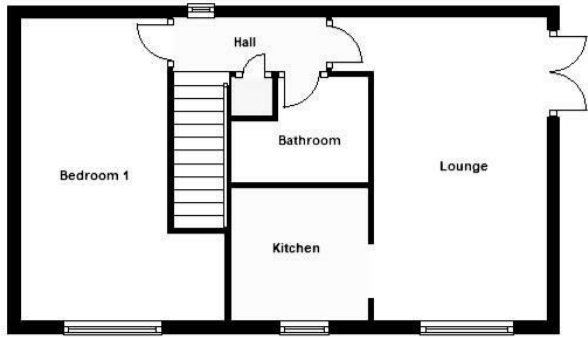
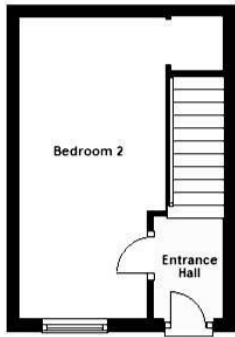




GROUND FLOOR
Front entrance door to:

ENTRANCE HALL
Radiator, stairs leading to first floor.

BEDROOM 2
16' 4" x 8' 0" (4.98m x 2.44m)

FIRST FLOOR

HALL
Window to rear, radiator, airing cupboard.

LOUNGE
16' 7" x 9' 4" (5.05m x 2.84m)

KITCHEN
7' 5" x 7' 2" (2.26m x 2.18m)

BEDROOM 1
16' 7" x 11' 4" (5.05m x 3.45m)

BATHROOM

OUTSIDE
The front is planted with shrubs and bushes. There is also a rooftop garden which is mainly paved with raised borders planted with flowers and shrubs. Allocated parking can be found to the rear of the property.

Further Information
Council Tax Band: A

EPC Rating: D
Minimum Household Income To Pass
Referencing: £29,850

Agent Note
Please note that the images shown were taken before the current tenant moved in. New photos are scheduled to be taken shortly.

Holding Deposit
At the point of reservation, you will be required to pay a holding deposit equivalent to 1 week of rent.

Tenant Reference and Credit Checks
As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

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

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

£995 PER MONTH
PETTIS ROAD
ST. IVES, PE27 6NZ

PROPERTY SUMMARY

A two double-bedroom maisonette with a rooftop garden, lounge, kitchen and bathroom. The property also benefits from allocated off-road parking, gas central heating and replacement double glazing. Available end of September. Deposit £1095.

2



1



1

