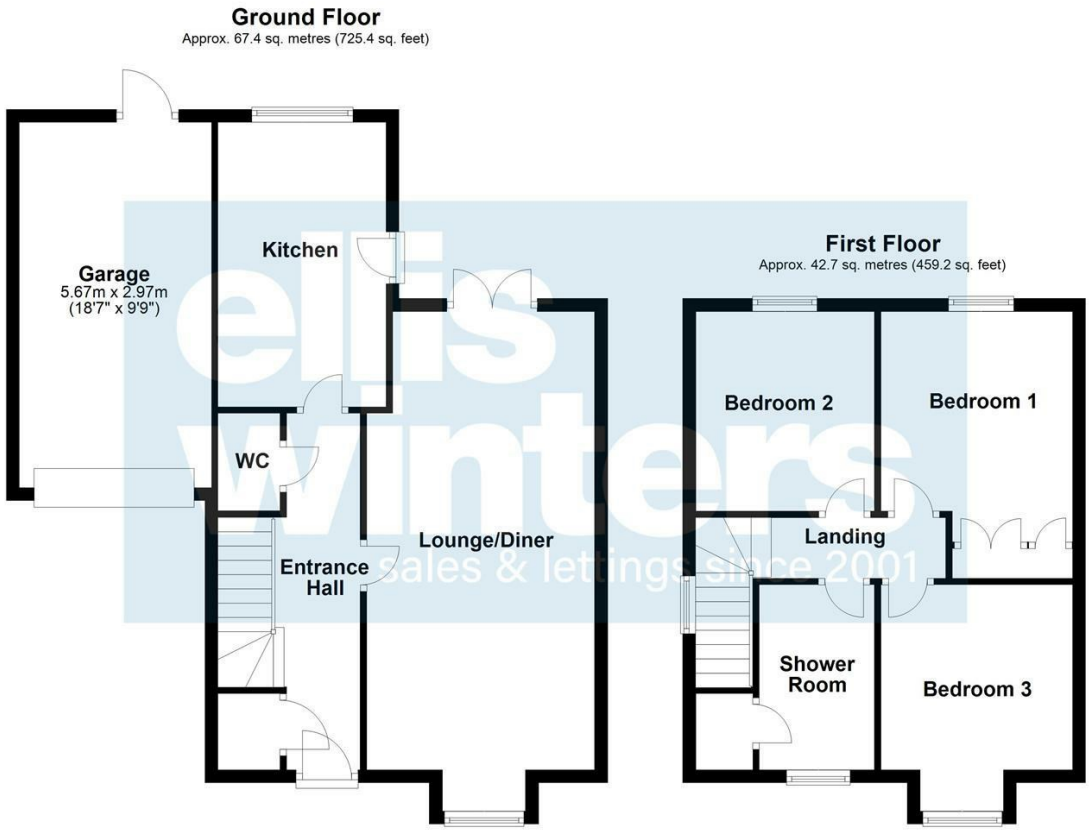



Total area: approx. 110.1 sq. metres (1184.6 sq. feet)

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge/Diner
7.11m (23'4") x 3.53m (11'7") max

Kitchen
4.41m (14'6") x 2.61m (8'7")

FIRST FLOOR

Landing

Bedroom 1
3.58m (11'9") max x 2.97m (9'9")

Bedroom 2
3.10m (10'2") x 2.87m (9'5")

Bedroom 3
2.97m (9'9") x 2.87m (9'5")

Shower Room
2.87m (9'5") x 1.78m (5'10")

OUTSIDE
The front garden is laid to lawn and planted with a low level hedge. A block paved driveway provides off road parking and leads to a garage measuring 5.67m (18'7") x 2.97m (9'9") with an up and over door, power and lighting. Gated side access leads to a southerly facing rear garden which is mainly laid to lawn with borders planted with a variety of flowers, shrubs and bushes. The rear garden also benefits from a patio seating area and garden shed.

FURTHER INFORMATION
EPC Rating: C
Council Tax Band: D
Minimum total annual income to pass referencing: £49,500
Deposit: £1750
Holding Deposit: £380

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




**£1,650 PER CALENDAR MONTH**
**GARDENERS LANE**
HUNTINGDON, PE29 1AQ

PROPERTY SUMMARY

Tucked away within a private cul-de-sac of just six detached homes, this modern property is available to let immediately. The well-proportioned accommodation comprises three double bedrooms, a spacious lounge/diner, kitchen, and a shower room. Further benefits include a convenient ground floor cloakroom, off-road parking, a garage, and a sought-after southerly-facing rear garden. The property is also ideally located, with attractive riverside walks just a short stroll away, along with a scenic route leading into Huntingdon town centre, offering a range of amenities and a mainline train station providing direct access into London in under an hour. DEPOSIT £1750.

3

1

1













