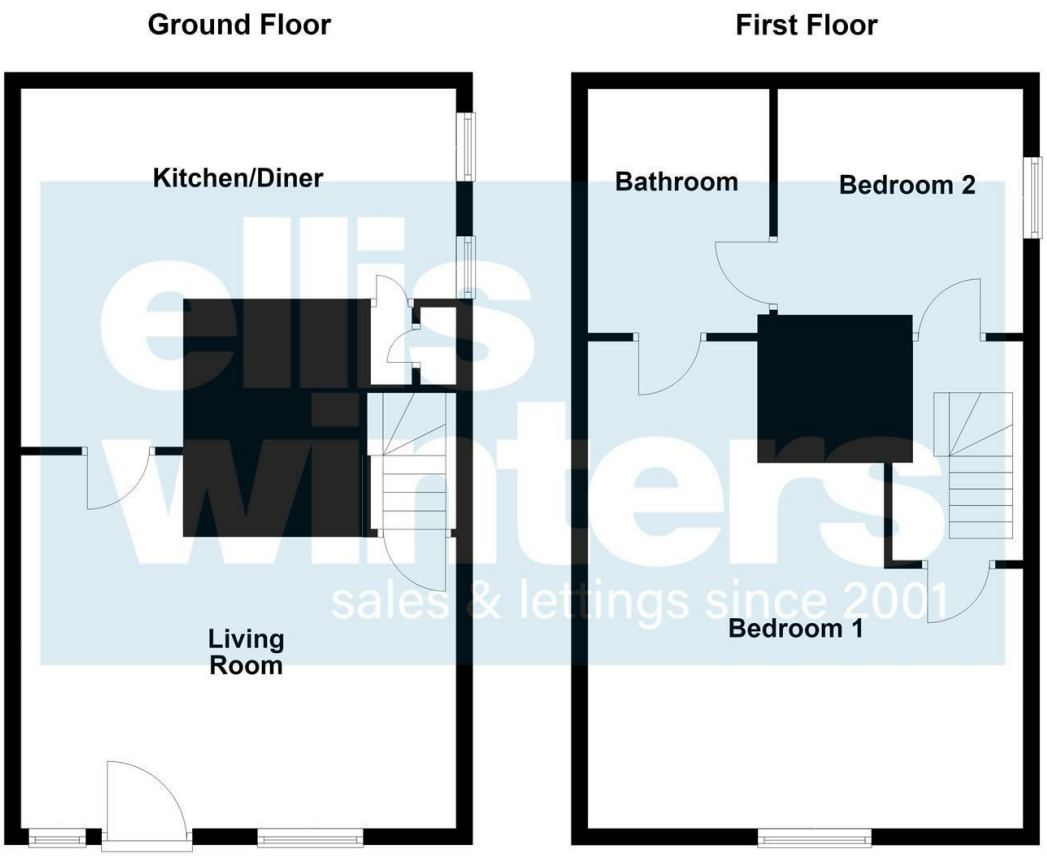

Ground Floor

Living Room
5.35m (17'7") max x 4.58m (15')

Kitchen/Diner
5.35m (17'7") max x 4.40m (14'5")

Stairs.

First Floor

Bedroom 1
4.49m (14'9") x 3.64m (11'11") max

Bedroom 2
3.02m (9'11") x 3.00m (9'10")

Bathroom
3.00m (9'10") x 2.23m (7'4")

Further information:
Council Tax Band: C
EPC Rating: E
Minimum salary required: £37,500

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

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www.elliswinters.co.uk

£1,250 PER CALENDAR MONTH
THE WAITS
ST IVES, PE27 5BY

PROPERTY SUMMARY

2 BEDROOM END OF TERRACE COTTAGE | CHARACTER PROPERTY | TOWN CENTRE LOCATION | RIVER VIEWS | PERMIT PARKING

Ellis Winters are pleased to offer this charming two-bedroom end of terrace cottage, ideally positioned within a convenient town centre location and benefiting from attractive river views. The property offers easy access to a range of local amenities, as well as the Guided Bus service, providing excellent connections to Cambridge and surrounding areas.

The accommodation includes a spacious principal bedroom, a comfortable living space and a well-equipped kitchen with white goods included. Further benefits include permit parking available nearby.

AVAILABLE IMMEDIATELY | HOLDING DEPOSIT £288 | DEPOSIT £1,350

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