

£1,250 pcm

26 The Mallards, St. Ives, Cambs, PE27 6HT



To arrange a viewing call us now on 01480 388 888

Deposit £1,350

A well presented and good sized terraced family home available to let immediately. Accommodation includes three bedrooms, lounge, kitchen/breakfast room and family bathroom. Outside the property benefits from a fully enclosed rear garden and ample off road parking providing by a gravel driveway to the front. Available End Of August. Annual Salary required £37,500. DEPOSIT £1,350.

Ground Floor



First Floor



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Ground Floor
Front entrance door to:

Entrance Hall
Radiator, stairs leading to first floor.

Kitchen/Breakfast Room
3.38m (11'1") x 3.30m (10'10")
Fitted with a matching range of base and eye level units with worktop space over and matching breakfast bar, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in eye level electric double oven with grill, built-in four ring electric hob with pull out extractor hood over, double glazed window to front, radiator, storage cupboard.

Lounge
5.26m (17'3") x 3.50m (11'6")
Double glazed window to rear, radiator, coving to ceiling, double doors opening to rear garden.

First Floor

Landing
Storage cupboard

Bedroom 1
3.38m (11'1") x 3.30m (10'10") max
Double glazed window to front, radiator.

Bedroom 2
3.62m (11'11") x 2.40m (7'11")
Double glazed window to rear, radiator.

Bedroom 3
2.55m (8'4") x 2.26m (7'5")
Double glazed window to rear.

Bathroom
Fitted with a three piece suite comprising, a panelled bath with shower over, a pedestal wash hand basin and a low-level WC, full height ceramic tiling to all walls, extractor fan, double glazed window to front, radiator.

Outside
The front of the property is laid with gravel to provide ample off road parking. The rear garden has gated access to the rear and is

mainly laid to lawn with a patio seating area.

FURTHER INFORMATION:
Tenancy Length – 6 Months Minimum
EPC RATING – C
Council Tax Band - C

Ellis Winters & Co 14 Market Hill, St Ives, Cambridgeshire, PE27 5AL
Tel: 01480 388 888 Email: info@elliswinters.co.uk www.elliswinters.co.uk