



Ground Floor

Living Room
4.44m (14'7") x 4.26m (14')

Door to:
Kitchen/ Diner
4.75m (15'7") x 3.86m (12'8")

First Floor

Landing
2.00m (6'7") x 1.77m (5'9")

Bedroom 1
4.43m (14'6") max x 4.26m (14')

Bedroom 2
3.86m (12'8") x 2.65m (8'8")

Bathroom
2.00m (6'7") x 2.00m (6'7")

Further Information
Council Tax Band: C
EPC Rating: TBC
Annual Household Income Required To
Pass Referencing: Minimum £28,800
Deposit: £1,107

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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OFFICE DETAILS

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PROPERTY SUMMARY

A WELL-PRESENTED TWO-BEDROOM TERRACED HOUSE, ideally situated within walking distance of local amenities and offering spacious, well-proportioned accommodation throughout.

The property benefits from a SPACIOUS LIVING ROOM, separate KITCHEN/DINER and a LARGE MASTER BEDROOM, providing comfortable and practical living space.

Externally, the property further benefits from a PRIVATE REAR GARDEN, providing a pleasant outdoor space.

An excellent opportunity for a professional couple or small family seeking a well-located home with good living accommodation, convenient access to local amenities and excellent transport links, including Huntingdon Train Station and the East Coast Mainline.

AVAILABLE MID-NOVEMBER.
DEPOSIT £1,107.

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