



Longchamp Drive, Ely, CB7 4QS

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Residential sales, lettings & management

64 Longchamp Drive, Ely, CB7 4QS

An attractive well presented four bedroom double fronted detached house on a residential development just over one mile from the City centre.

Available 18th September 2023 - Unfurnished

- Cloakroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Double Garage & Gated off road parking
- Front & Rear Gardens

Rent £2,200 PM Deposit £2538.00
Non Managed



Home to a world famous 900 year old Cathedral, the historic city of ELY lies on the river Great Ouse probably no more than 15 miles from the City of Cambridge. There are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and take-aways. The A10 links the two cities from which links to the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

ENTRANCE HALL Radiator, coats cupboard, laminate flooring.

CLOAKROOM Comprising low level WC, wash basin with cupboard below.

SITTING ROOM 21'8" x 10'2" (6.60 m x 3.10 m) Double glazed window to front aspect, radiator, electric feature fire and double glazed doors leading into conservatory.

DINING ROOM 10'10" x 9'6" (3.30 m x 2.90 m) Double glazed window facing front aspect, radiator.

KITCHEN/BREAKFAST ROOM 19'4" x 9'6" (5.90 m x 2.90 m) Double glazed doors to side and rear. One and half bowl single drainer sink unit with a range of cream coloured base units with work surfaces over and matching range of wall mounted cupboards. Four ring gas hob with extractor over and built in low level electric oven, ceramic tiled floor, radiator. Door to utility room.

Breakfast area, radiator, ceramic tiled floor. Storage cupboard, double glazed door leading into conservatory.

UTILITY ROOM Work surfaces, storage cupboard, radiator. Window facing into conservatory.

CONSERVATORY 16'5" x 12'10" (5.00 m x 3.90 m) Bi-fold double glazed doors to rear garden. Radiator and laminate floor.

FIRST FLOOR

LANDING Airing cupboard with shelving .

MASTER BEDROOM 20'4" x 9'6" (6.20 m x 2.90 m) Double glazed window facing rear aspect, double wardrobe, radiator. Door leading to:

ENSUITE SHOWER Comprising shower cubicle , low level WC, wash basin

BEDROOM TWO 13'1" x 10'6" (4.00 m x 3.20 m) Double glazed window facing front aspect, radiator.

BEDROOM THREE 10'6" x 9'2" (3.20 m x 2.80 m) Double glazed window facing front aspect, radiator, hatch to loft, built in wardrobe.

BEDROOM FOUR 12'2" x 6'7" (3.70 m x 2.00 m) Double glazed window facing rear aspect.

FAMILY BATHROOM Bath with hand shower attachment, low level WC and wash basin with cupboards under.

EXTERIOR

REAR GARDEN Enclosed rear garden with paved patio and mainly laid to lawn,

DOUBLE GARAGE With two up and over doors. Secure gated off road parking.

Council Tax Band C

EPC (73/76)

Viewing By Arrangement with Pocock & Shaw

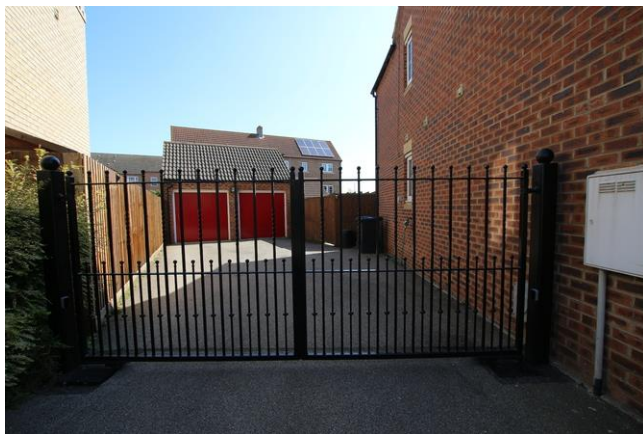
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Ref

PEO-3069



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested