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Longchamp Drive, Ely, CB7 4QS

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Residential sales, lettings & management

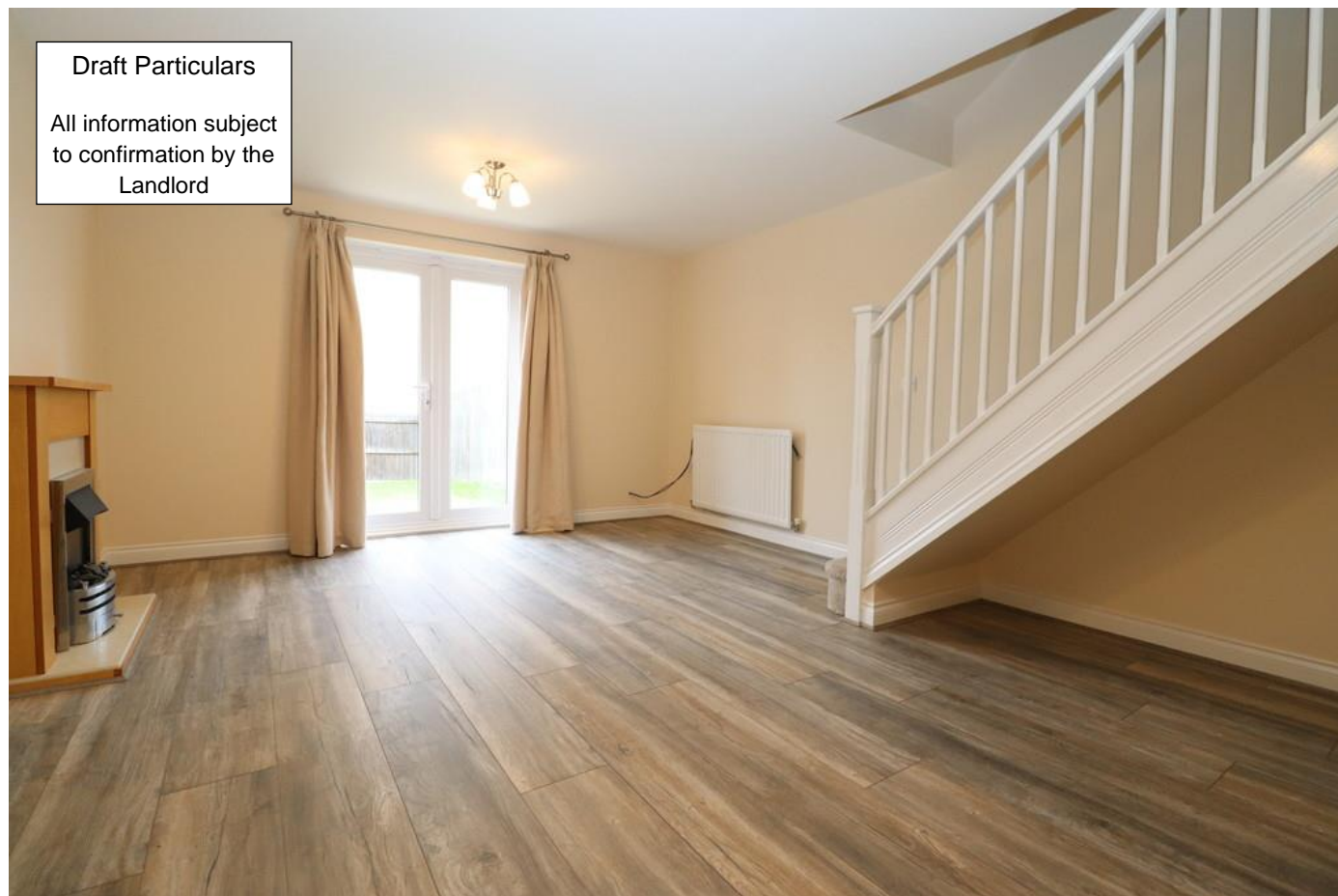
100 Longchamp Drive, Ely, CB7 4QS

A two double bedroom semi detached house with two en-suite bathrooms and garage situated within a sought after residential development approximately one mile from the Centre of Ely.

- Entrance Hall
- Cloakroom
- Fitted Kitchen with Built-In Cooking Appliances
- Living Room
- Two Double Bedrooms
- Two En-Suite Bathrooms
- Gas Central Heating
- Front & Rear Gardens
- Garage & Parking Space
- Approximately One Mile from Ely

£1200 PCM Deposit £1384.00

Available mid June – 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. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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 Entrance door, coats cupboard.

CLOAKROOM Comprising pedestal wash basin, low level WC, tiled splashbacks, radiator.

LIVING ROOM 17' 4" x 12' 8" (5.28m x 3.86m) Double aspect room with window to side aspect and double glazed French doors leading to garden. Two radiators, stairs rising to first floor.

KITCHEN 10' 0" x 6' 2" (3.05m x 1.88m) Range of base units with drawers and work surfaces over, matching wall mounted cupboards. Inset single drainer sink unit. Four ring gas hob with extractor over. Low level electric oven. Plumbing for automatic washing machine and recess for fridge/freezer. Double glazed window facing front aspect. Wall mounted gas boiler for central heating and hot water.

FIRST FLOOR Landing with hatch to roof space.

BEDROOM ONE 12' 8" x 9' 3" (3.86m x 2.82m) Double glazed window to front aspect, radiator and door to:

ENSUITE BATHROOM Comprising panel bath, low level WC, vanity unit with inset wash basin, tiled surrounds, radiator

BEDROOM TWO 12' 8" x 8' 5" (3.86m x 2.57m) Double glazed window to rear aspect, radiator, door to:

ENSUITE SHOWER ROOM Comprising tiled shower cubicle, vanity unit with inset wash basin, tiled splash backs, low level WC, radiator.

EXTERIOR The property is set back behind a front garden with is mainly laid to lawn. To the rear of the property is garden which is laid to lawn

GARAGE In block adjacent to the house, with further parking in front of the garage.

COUNCIL TAX Band B

EPC RATING C 73

RESTRICTIONS No pets, no smokers.

VIEWING By appointment with Pocock & Shaw
Tel: 01353 668091 Email: ely@pocock.co.uk
www.pocock.co.uk

REF JVD/3066





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. All measurements are approximate. (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

