



Longchamp Drive, Ely, Cambridgeshire CB7 4QS

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A modern three bedroom three storey townhouse situated in a highly regarded development overlooking a green area to the front with garage and parking.

- Entrance Hall & Cloakroom
- Kitchen
- Living/Dining Room
- Two Double Bedrooms & Family Bathroom to First Floor
- Principal Bedroom Suite to Second Floor
- Enclosed Rear Garden
- Garage & Parking
- Overlooking Green Area to Front

Guide Price: £330,000



ELY 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 takeaways. 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 with entrance door to front aspect, radiator, staircase rising to the first floor and useful storage cupboard.

CLOAKROOM with double glazed window to front aspect. Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator, wall mounted electric fuse box.

KITCHEN 12'4" x 6'2" (3.76 m x 1.88 m) with double glazed window to front aspect. Fitted with a matching range of wall and base units with drawers, complimentary work surfaces and inset 1 & 1/4 stainless steel single drainer sink unit. Built-in oven with four ring gas hob and extractor hood over, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, cupboard housing gas boiler serving central heating and hot water systems. Radiator.

LIVING ROOM/DINING ROOM 16'4" x 13'5" (4.98 m x 4.09 m) with double glazed windows to the rear aspect and double glazed French doors leading to the rear garden. Radiator, useful under stairs storage cupboard.

FIRST FLOOR LANDING with staircase rising to second floor. Radiator.

BEDROOM TWO 13'4" x 11'6" (4.06 m x 3.51 m) with two double glazed windows to front aspect. Radiator.

BEDROOM THREE 13'6" x 11'8" (4.11 m x 3.56 m) with double glazed window to rear aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, pedestal hand basin and panel enclosed bath with shower attachment over, fitted mirror, spotlights, extractor fan.

SECOND FLOOR LANDING Door to:-

PRINCIPAL BEDROOM SUITE 13'3" x 13'2" (4.04 m x 4.01 m) with access to loft, double glazed window to front aspect, airing cupboard housing hot water cylinder, two radiators. Arch to:-

DRESSING AREA 10'4" x 6'9" (3.15 m x 2.06 m) with Velux roof light to rear aspect. Radiator.

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising vanity unit and inset wash hand basin, low level WC and tiled double width shower cubicle with shower unit. Heated towel rail, Velux window to rear aspect, radiator.

EXTERIOR The property is set back from the road overlooking a green area to the front aspect.

To the rear of the property there is an enclosed garden predominantly laid to lawn with a paved patio. Gated pedestrian access leads to the single GARAGE fitted with a metal up and over door and parking space.

TENURE The property is freehold. Garage is leasehold with 136 years remaining - annual ground rent is approx. £33 per annum with communal maintenance charges of approx. £184 per annum.

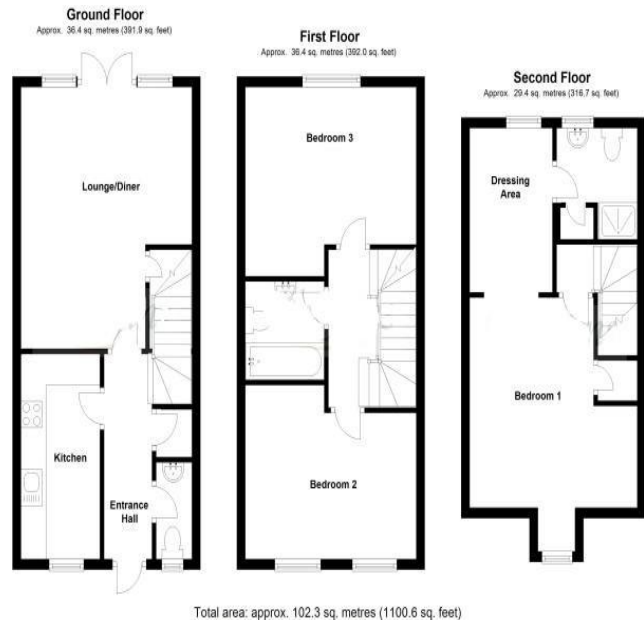
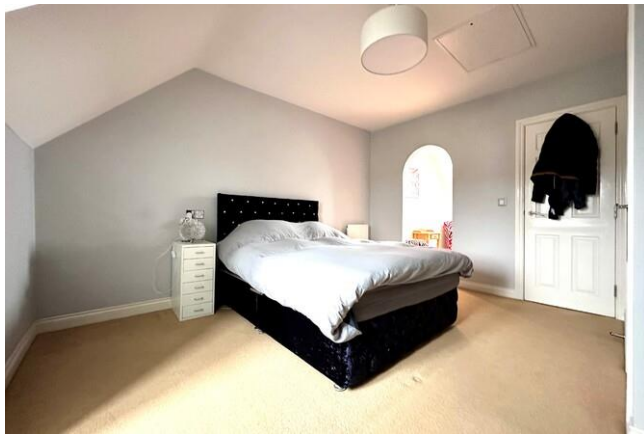
Tenure The property is Freehold

Council Tax Band C **EPC** C (73/86)

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Ref MJW/6957





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.