



Longchamp Drive, Ely, CB7 4QS



Longchamp Drive

Ely,
CB7 4QS

- Modern 3-Storey Townhouse
- Popular Sought After Development
- Generous Accommodation
- 3 Bedrooms (Master with Ensuite & Dressing Area)
- Gas Central Heating & Double Glazing
- Enclosed Garden to Rear
- Garage & Parking

A modern three-bedroom townhouse featuring generously sized rooms, situated in a sought-after residential development.

Spanning three floors, the house includes an entrance hall, cloakroom, kitchen, living/dining room, a main bedroom with an en suite and dressing area, two additional double bedrooms, and a bathroom. The property is equipped with gas-fired central heating, double-glazed windows, and ample storage space.

Externally, the property has an enclosed rear garden, along with a garage and designated parking.

3 2 1



Guide Price £330,000



LOCATION

ELY is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

ENTRANCE HALL

With door to front aspect, radiator, stairs leading to the first floor, useful storage cupboard,

CLOAKROOM

With obscured double glazed window to front aspect, low level WC, wash hand basin, radiator, wall mounted electric fuse box.

KITCHEN

With double glazed window to front aspect, fitted with matching eye and base level storage units, drawers and work surfaces, inset 1 1/4 stainless steel sink unit and drainer, built-in oven with 4-ring gas hob with extractor hood over, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, cupboard housing gas boiler, radiator.

LIVING / DINING ROOM

With double glazed windows to the rear aspect and double glazed French doors leading to the rear garden, radiator, room for table and chairs, useful under stairs storage cupboard.

FIRST FLOOR LANDING

With radiator, stairs leading to the second floor.

BEDROOM 2

A double bedroom with 2 double glazed windows to front aspect, radiator.

BEDROOM 3

A double bedroom with 2 double glazed windows to rear aspect, radiator.

BATHROOM

With suite comprising panel bath with shower/mixer attachment, low level WC, wash hand basin, extractor fan.

SECOND FLOOR

BEDROOM 1

A double bedroom with double glazed window to front aspect, 2 radiators, storage cupboard housing the hot water cylinder.

DRESSING AREA

With radiator and roof light to the rear aspect.

ENSUITE

With suite comprising double width shower cubicle, low level WC, wash

hand basin, extractor fan, heated towel rail, storage cupboard and roof light to the rear aspect.

OUTSIDE

The rear garden is predominantly laid to lawn with patio area which is perfect for table and chairs. A footpath leads to the rear gate which in turn leads to the garage and driveway.

MATERIAL INFORMATION

Tenure - House freehold. Garage leasehold

Length of lease - Garage 136 years

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount -

Garage £33.00. Estate charge

£184.00

Service charge review period - tbc

Council tax band - C

VIEWING ARRANGEMENTS

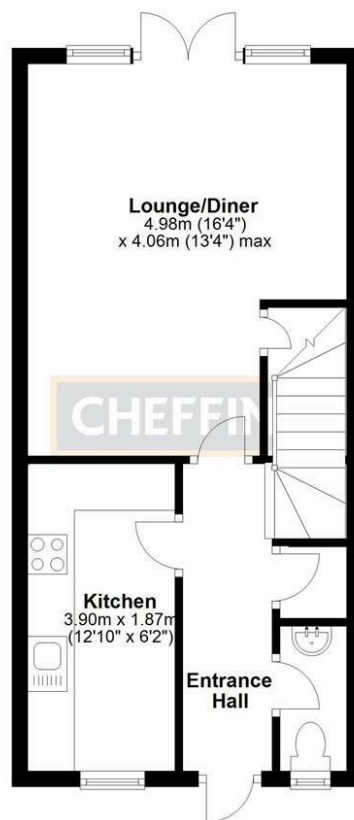
Strictly by appointment with the Agents.





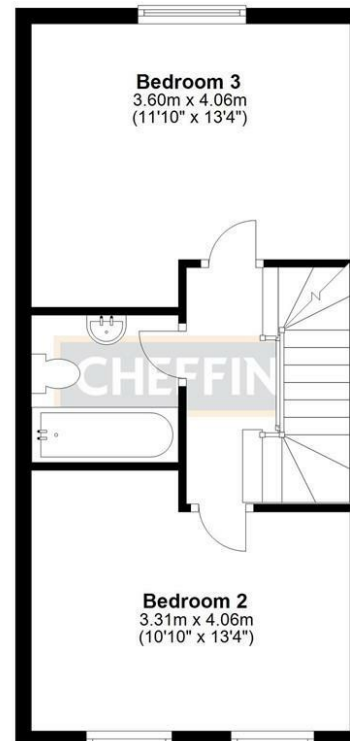
Ground Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Second Floor

Approx. 29.5 sq. metres (317.0 sq. feet)



Total area: approx. 102.3 sq. metres (1101.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £330,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.