



Longchamp Drive, Ely, Cambridgeshire CB7 4QS

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Immaculately presented semi-detached townhouse offering versatile accommodation in excess of 1700sq ft and benefits from a double garage and private south facing rear garden.

- Immaculately Presented Townhouse
- Four Bedrooms
- Open Plan Kitchen/Dining Room
- Two Reception Rooms & Study
- Patio Doors with Shutters
- Two Bedrooms with Walk-In Wardrobes & En-suites
- Double Garage
- South Facing Rear Garden

Guide Price: £550,000



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 is 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 is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where 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 while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

ENTRANCE HALL

CLOAKROOM/WC

UTILITY ROOM

RECEPTION ROOM 19'6" x 10'7" (5.95 m x 3.23 m)

BEDROOM TWO 13'0" x 10'8" (3.96 m x 3.24 m)

EN-SUITE

WALK-IN WARDROBE

FIRST FLOOR LANDING

RECEPTION 19'6" x 10'7" (5.95 m x 3.23 m)

STUDY

KITCHEN/DINING 19'6" x 10'7" (5.95 m x 3.23 m)

SECOND FLOOR LANDING

PRINCIPAL BEDROOM 13'6" x 10'8" (4.12 m x 3.24 m)

EN-SUITE

WALK-IN WARDROBE

FAMILY BATHROOM

BEDROOM THREE 11'3" x 10'7" (3.44 m x 3.23 m)

BEDROOM FOUR 10'7" x 9'8" (3.23 m x 2.95 m)

EXTERIOR with south facing rear garden.

DOUBLE GARAGE



Tenure - The property is freehold

Council Tax - Band E

EPC C (78/86)

Viewing - By Arrangement with Pocock & Shaw
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Email: ely@pocock.co.uk
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Ref CWH-7426



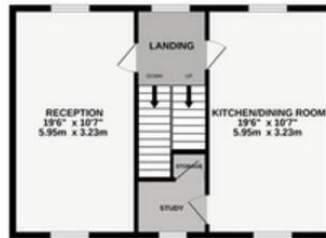
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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.



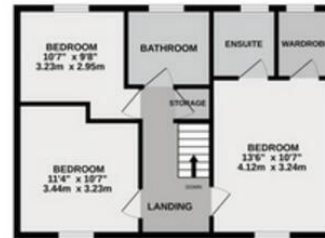
GROUND FLOOR
702 sq ft. (65.2 sq.m.) approx.



1ST FLOOR
533 sq ft. (49.5 sq.m.) approx.



2ND FLOOR
533 sq ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1767 sq ft. (164.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

