



Buckingham Drive, Ely, Cambridgeshire CB6 1DR

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A rare opportunity to purchase a detached three bedroom residence with garage and the advantage of no upward chain, in this sought after location just off Lynn Road, around one mile from the City centre.

- Entrance Hall
- Kitchen
- Sitting Room
- Dining Room
- Downstairs Cloakroom
- Garden Room
- Three Bedrooms
- Main Shower Room
- Driveway Parking & Garage
- No Upward Chain

Guide Price: £400,000



ENTRANCE HALL With double glazed window to front and entrance door with double glazed inset. Staircase rising to first floor, radiator. Door to;

CLOAKROOM Coloured suite comprising low level WC and wash hand basin with tiled splashback. Double glazed window and radiator.

SITTING ROOM 17'7" x 12'5" (5.35 m x 3.79 m) With double glazed window to front aspect. Radiator. Fireplace with gas fire set on a raised marble effect hearth with painted surround and back boiler serving the central heating and hot water systems. Double glazed doors with glazed insets through to:-

DINING ROOM 9'11" x 9'11" (3.01 m x 3.02 m) With archway to kitchen. Radiator. Door and window to:-

GARDEN ROOM 12'9" x 6'4" (3.88 m x 1.94 m) Of glazed construction under a glazed mono pitch roof with double doors to garden.

KITCHEN 10'10" x 9'10" (3.30 m x 3.00 m) With double glazed windows to rear overlooking the garden. Double glazed door to side and shelved pantry-style cupboard. There are a range of matching wall and base units with inset single drainer sink unit and tiled splashbacks. Plumbing for automatic washing machine, additional appliance space and recess for cooker.

FIRST FLOOR LANDING With double glazed window to side. Hatch to roof space and radiator. Built-in airing cupboard with factory lagged hot water cylinder, two shelves and hanging rail.

BEDROOM ONE 10'11" x 10'2" (3.33 m x 3.10 m) With double window to front aspect. Radiator and built-in double wardrobe with hanging rail and shelf.

BEDROOM TWO 10'11" x 10'0" (3.32 m x 3.04 m) With double window to rear. Built-in single wardrobe with hanging rail and shelf. Radiator.

BEDROOM THREE 9'4" x 6'4" (2.85 m x 1.94 m) With double glazed window to front. Radiator and built-in cupboard with hanging rail and shelf.

SHOWER ROOM With double glazed window to rear. A fully tiled suite comprising corner shower cubicle, vanity unit with inset wash hand basin and low-level WC. Chrome finish towel rail/radiator extractor fan.

EXTERIOR The property is set back from the drive behind a front garden which is laid to lawn with several shrubs/perennials. Adjacent to the house is a driveway which in turn leads to the garage and provides hardstanding for several vehicles.

The rear garden is predominantly laid to lawn with a pathway to one side and borders consisting of a variety of shrubs/perennials. There is a timber shed and greenhouse and side door giving access to the driveway and front of the property. The garage is of brick construction with up and over door.





Tenure The property is Freehold

Council Tax Band D **EPC** D (60/74)

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Ref GVD-7410

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.