



Longchamp Drive, Ely, CB7 4QS

CHEFFINS

Longchamp Drive

Ely,
CB7 4QS

- Semi Detached House
- 2 Bedrooms Both with Ensuites
- Enclosed Garden to Rear
- Single Garage & Parking
- Popular Location
- No Upward Chain
- Ideal First Time Buy or Investment Opportunity
- Freehold / Council Tax Band B / EPC Rating C

Cheffins are pleased to present this semi detached home situated in a popular residential location within the City of Ely.

Accommodation comprises entrance hall, ground floor cloakroom, kitchen and lounge/dining room on the ground floor, whilst the first floor offers 2 bedrooms both benefitting from ensuites.

Outside the property there is an enclosed garden to rear, together with a single garage and further driveway parking space.

Benefitting from no upward chain, this property is ideal for first time or investment buyers.

2 2 1

Guide Price £299,950





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 front entrance door, built-in storage cupboard housing the fuse box.

CLOAKROOM

With low level WC, wash hand basin with tiled splashback, opaque double glazed window to front, radiator, vinyl flooring.

KITCHEN

Fitted with a range of wall and base matching units with worktops, integrated stainless steel sink with mixer tap, integrated 4-ring gas hob, oven and overhead extractor hood, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, double glazed window to front, wall mounted combi boiler, tiled flooring.

LIVING ROOM / DINING ROOM

With stairs rising to the first floor, useful understairs area, double glazed window to side, fitted electric fire, 2 radiators, French doors leading out to the rear garden, laminate flooring.

FIRST FLOOR LANDING

With access to loft.

BEDROOM 1

With double glazed window to front, radiator.

ENSUITE

With side panelled bath, tiled splashbacks, low level WC, wash hand basin with under storage, radiator, vinyl flooring, extractor fan, double glazed window to side.

BEDROOM 2

With double glazed window to rear, radiator, cupboard housing water tank. door to:

ENSUITE

With shower cubicle, wash hand basin with under storage, tiled splashbacks, low level WC, vinyl flooring, extractor fan.

OUTSIDE

The property is situated in a cul de sac along Longchamp Drive with a small front garden area and single garage to the side with parking to front. Gated access to the side provides access into the rear garden.

The rear garden is fully enclosed by wooden fence panels and is mainly laid to lawn with paved patio.

VIEWING ARRANGEMENTS

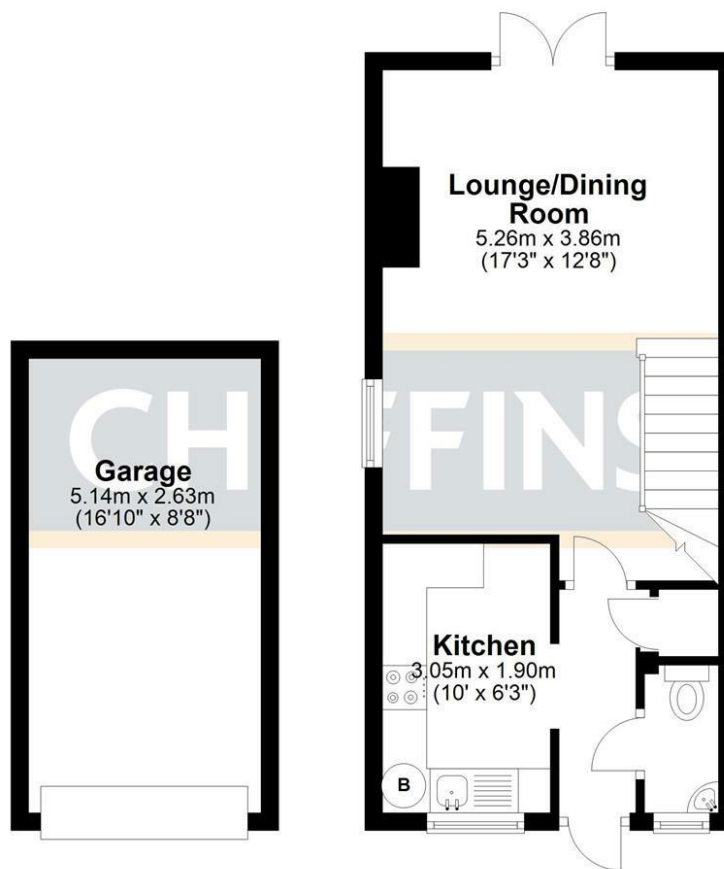
Strictly by appointment with the Agents.





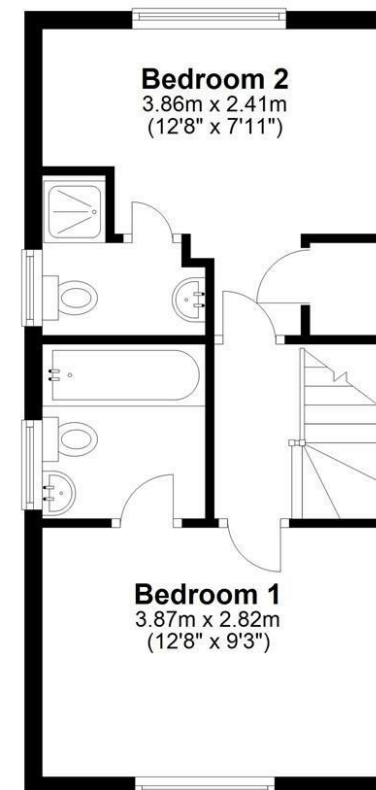
Ground Floor

Main area: approx. 32.3 sq. metres (347.5 sq. feet)
Plus garages, approx. 13.5 sq. metres (145.7 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		73	
(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 £299,950

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambridgeshire District Council

Main area: Approx. 64.9 sq. metres (698.2 sq. feet)

Plus garages, approx. 13.5 sq. metres (145.7 sq. feet)

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.