



Longchamp Drive, Ely, CB7 4QL



Longchamp Drive

Ely,
CB7 4QL

- 3-Storey Townhouse
- 5 Bedrooms (1 Ensuite)
- Kitchen, Dining Room & Sitting Room
- Ample Parking & Garage
- Enclosed Garden
- Popular Development
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating C

Cheffins offer to the market this semi detached 3-storey townhouse situated within a popular development in the City of Ely.

Accommodation comprises entrance hall, cloakroom, utility room providing access into the rear garden and 2 bedrooms on the ground floor. On the first floor is the kitchen, dining room and dual aspect sitting room, whilst on the second floor is the main bedroom with dressing room and ensuite, as well as 2 further bedrooms and a family bathroom.

Outside the property there is a tandem driveway, single garage and enclosed rear garden.

The property further benefits from being offered for sale with no upward chain and viewing is by appointment only.

5 2 2

Offers In Excess Of £495,000





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 front entrance door, stairs to first floor, radiator.

BEDROOM 4

With double glazed window to front, radiator.

BEDROOM 5

With double glazed window to rear, radiator.

UTILITY ROOM

With wall and base units, worktop space, integrated stainless steel sink, tiled splashback, space for washing machine and tumble drier, extractor fan, double glazed window to rear, tiled flooring, radiator, door leading through to the garden.

CLOAKROOM

With low level WC, wash hand basin, tiled splashback, opaque double glazed window to side, radiator, wall mounted fuse board.

FIRST FLOOR LANDING

With double glazed window to rear, radiator, stairs rising to the second floor.

KITCHEN

With wall and base units, worktop space, integrated 1 1/4 stainless steel sink with mixer tap, integrated 5-ring gas hob, oven and grill, stainless steel extractor hood, integrated fridge/freezer and dishwasher, tiled splashbacks, double glazed window to rear, tiled flooring, radiator. Door to:

DINING ROOM

With double glazed window to rear, radiator.

LOBBY AREA

With double glazed window to front, radiator, under stairs storage cupboard.

SITTING ROOM

A dual aspect room with double glazed windows to front and rear, 2 radiators, electric fireplace.

SECOND FLOOR LANDING

With double glazed window to front, over stairs cupboard housing the water tank.

BEDROOM 1

With double glazed window to front, built-in wardrobes and storage, radiator.

WALK-IN DRESSING ROOM

With opaque double glazed window to rear, fitted hanging.

ENSUITE

Tiled shower cubicle, low level WC, wash hand basin with mixer tap and storage unit with tiled splashback, opaque double glazed window to rear, extractor fan, radiator.

BEDROOM 2

With double glazed window to rear, radiator, loft hatch.

BEDROOM 3

With double glazed window to front, radiator.

BATHROOM

With panelled bath with shower over, low level WC, wash hand basin with mixer tap, worktop space and storage unit, tiled splashback, opaque double glazed window to rear.

OUTSIDE

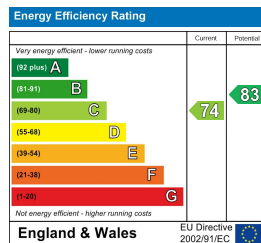
The property is located towards the end of Longchamp Drive in a cul de sac with a small front garden, car port and tandem driveway to side leading to a single garage with up and over door. Gated access leads to an enclosed rear garden which is mainly laid to lawn with patio area.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







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Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council

[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.