

ENTRANCE PORCH 8' 5" x 5' 0" (2.57m x 1.52m) Brick and glazed door to entrance hall.

ENTRANCE HALL Stairs to first floor, radiator, door to living room.

LIVING ROOM 15' 0" x 12' 10" (4.57m x 3.91m) Double glazed window to rear, radiator, electric fire with tiled hearth, door to kitchen diner.

KITCHEN/DINER 13' 6" x 9' 11" (4.11m x 3.02m) Double glazed window to front and side, range of fully fitted wall and base units, drawers under, rolled edge worktop surface over and tiled splashback, stainless steel sink unit and mixer tap, plumbing and space for dishwasher, space for cooker, space for fridge/freezer, cupboard housing wall mounted boiler, radiator, door to inner lobby.

INNER LOBBY 7' 0" x 4' 5" (2.13m x 1.35m) Range of fully fitted wall and base units, drawers under, rolled edge worktop surface over, radiator, door to ground floor WC.

GROUND FLOOR WC Obscured double glazed window to side, WC, half tiled walls.

UTILITY ROOM 9' 7" x 6' 5" (2.92m x 1.96m) Double glazed window to side and door to side, range of base units with rolled edge worktop surface over, tiled splashback, stainless steel sink unit and mixer tap, plumbing space for washing machine and tumble dryer, door to garden room.

GARDEN ROOM 9' 9" x 7' 1" (2.97m x 2.16m) Brick and glazed, door to garden, power and light connected.

FIRST FLOOR LANDING Double glazed window to front, loft access, door off.

BEDROOM ONE 12' 10" x 10' 3" (3.91m x 3.12m) Double glazed window to rear, double radiator.

BEDROOM TWO 10' 0" x 8' 7" (3.05m x 2.62m) Double glazed window to rear, built in wardrobe with shelving and hanging, radiator.

BEDROOM THREE 9' 6" x 7' 11" (2.9m x 2.41m) Double glazed window to front, radiator.



GARDENS AND PARKING To the front of the property is a large expanse of lawn with various flowers and shrubs set to borders and beds, driveway provides off road parking.

The side garden offers the potential of a building plot subject to planning. For further information please contact the office.

There is also a single garage with double doors and power and light connected.

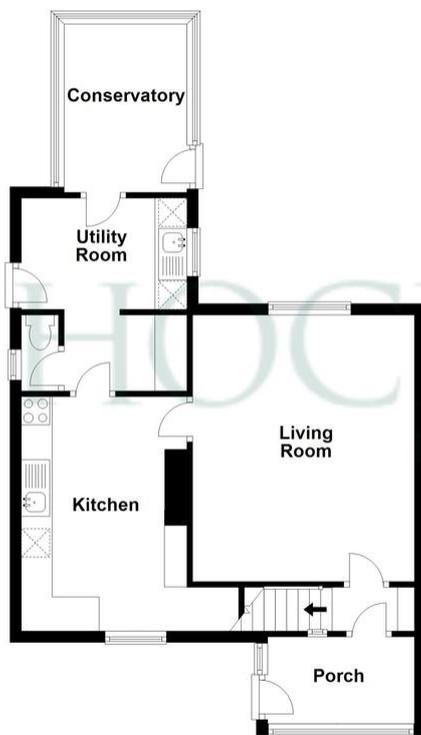
The rear garden which is enclosed by fencing is mainly laid to lawn with various shrubs and shed.

LOCATION Over is a popular village which lies approximately 10 miles (16.09 kilometres) north-west of university city of Cambridge. With the expansion of the A14 now completed, the expectation is that residents will see better flowing traffic to the city, and benefit from the use of the additional local byroads.

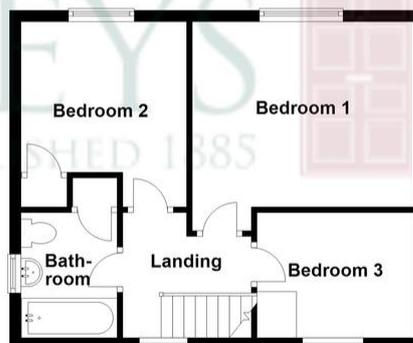
FACILITIES A short walk to the RSPB Ouse fen nature reserve for bird watching just north of the village with new parking and access to the river. Stops for the guided bus are located in Longstanton and approximately one mile away in neighbouring Swavesey, parallel to the busway is a cycle path which is also popular for runners and walkers. The community centre, located next to a sports field and children's play area, holds many events such as weddings, birthdays and sporting events. The village green is the perfect place to watch a cricket match, walk the dog or play football. There are two preschools, a successful primary school and is in catchment for Swavesey Village College, which was rated in 2020 as outstanding by Ofsted. Along the High Street is a convenience store and village garage, a pub and hairdressers with a butcher, bakers, farm shop and Co-operative located in the neighbouring village of Willingham. Wonderful walks can be enjoyed in the outlining countryside including the orchards, the fen or along chain road to the river Ouse.



Ground Floor
Approx. 55.0 sq. metres (592.0 sq. feet)



First Floor
Approx. 38.3 sq. metres (412.1 sq. feet)



Total area: approx. 93.3 sq. metres (1004.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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25 Station Road, Over,
Cambridge, CB24 5NJ

Guide Price £350,000 Freehold

POTENTIAL BUILDING PLOT - offered for sale with no onward chain, this three bedroom semi detached house offers potential for either an extension or potentially another dwelling, subject to the necessary consent. Situated in the heart of this sought after village, a short walk to the schools, shops, village green and guided bus into Cambridge. The corner plot garden includes a generous frontage, parking at the front and rear and a garage.



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