

ENTRANCE HALLWAY Doors off to all rooms, built in cupboards, loft access, airing cupboard with shelving.

KITCHEN 11' 10" x 9' 09" (3.61m x 2.97m) Recently refurbished - Double glazed window to front, range of fully fitted wall and base units with drawers under rolled edge worktops, worksurfaces over an tiled splash back. Sink unit with mixer tap, integral electric hob with extractor over, integral Bosch oven, space for fridge/freezer, plumbing for dishwasher, plumbing for washing machine, radiator. White goods available by separate negotiation.

LOUNGE 17' 02" x 9' 09" (5.23m x 2.97m) Double glazed window to rear, radiator.

BEDROOM ONE 12' 05" x 10' 01" (3.78m x 3.07m) Double glazed window to rear, radiator.

BEDROOM TWO/DINING ROOM 11' 02" x 7' 11" (3.4m x 2.41m) Double glazed window to front, radiator

SHOWER ROOM Recently Refitted with Low level wc, basin inset to vanity unit with mixer tap, walk in shower, heated towel rail, extractor fan.

AGENT NOTE The white goods and any furniture in the property is available by separate negotiation.

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 completed in the summer of 2020, the expectation is that residents will see better flowing traffic to the city and also benefit from the use of the additional local byroads. 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. Having the benefit of a local pub and hairdressers.

VILLAGE INFORMATION 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 village appeals for many reasons such as its community spirit. The community centre, located next to a sports field and children's play area, holds many events such as weddings, birthdays and sporting events.



Farmers markets are held on the village green and is the perfect place to watch a cricket match, walk the dog or play football.

FACILITIES 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, with a butcher, bakers, farm shop and Co-operative located in the neighbouring village of Willingham.

Wonderful walks can be enjoyed in the outlying countryside including the orchards, the fen or along chain road to the river Ouse.



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14 Elm Court , Drings Close, Over,
Cambridge, CB24 5SB

£125,000 Leasehold

A very well presented and refurbished two bedroom first floor retirement apartment, situated within a purpose build retirement development. The setting is close to the shops, hairdressers, doctors and a bus stop for St Ives and Cambridge. The property offers independent accommodation, but with the addition of a public lounge, laundry room and emergency line. There is a 60+ age restriction and the sale of a 75% share, 25% retained by South Cambs DC.



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