



James Wadsworth Close, Over, CB24 5AA
£295,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

An attractive, modern end of terrace house which is situated within a sought after development surrounding a small central green, constructed in 2010. The property is in excellent order and would make an ideal FTB or investment.

INTERIOR

To the front of the property is a porch with built in storage, this leads into the generous entrance hall. The kitchen is well equipped and includes integrated appliances. The living/dining room benefits from a study area under the stairs and leads onto the garden room, overlooking the garden beyond. There are two double bedrooms on the first floor and an attractive bathroom, with high quality sanitary ware.

EXTERIOR

The property sits within a pleasant, south/west facing corner plot. There is a small, landscaped front garden, a storage cupboard. A gated side access leads to the generous rear garden which is enclosed by fencing and landscaped to include various well stocked borders. There is also the addition of an attractive and versatile garden room, with decking and electric connected. This is a perfect space to be used as an outdoor living/dining room, facing south/west and with views over the garden. The property also benefits from having two allocated parking spaces, shed and bin stores.

KEY FEATURES

- Popular Village
- Generous Garden
- Sought After Development
- Garden Room
- Extended at Front
- Two Double Bedrooms
- Built 2012
- Access to Guided Bus
- End Terrace
- Excellent Schools





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 there is now the benefit of faster flowing traffic and the use of 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. 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.

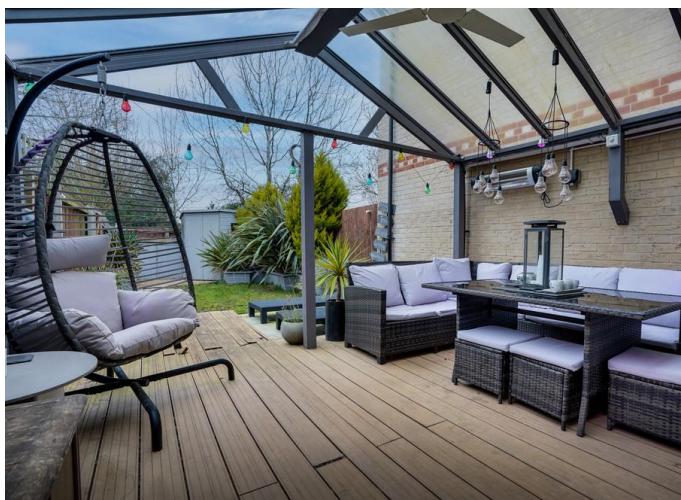
The community centre, located next to a sports field and children's play area, holds many events such as weddings, birthdays and sporting events. The village green is the perfect place to watch a cricket match, walk the dog or play football.

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 outlying countryside including the orchards, the fen or along chain road to the river Ouse.

LOUNGE/DINER

13' 5" x 11' 2" narrowing to 6' 2" to study area (4.09m x



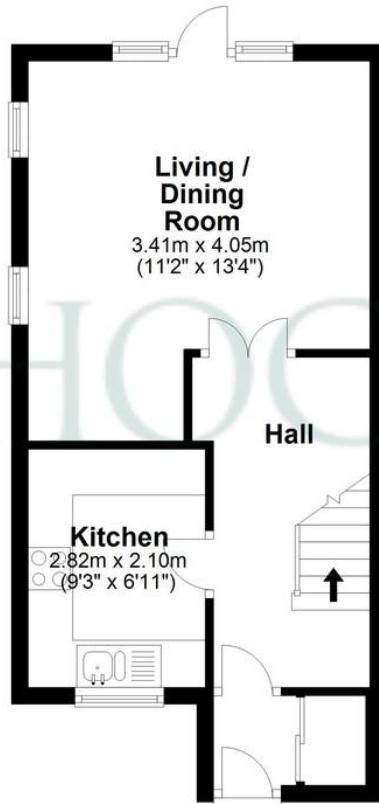
Cambridge - 10 Mill Road, Cambridge CB1 2AD | Tel: 01223 356054 | E: cambridge@hockeys.co.uk
 Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk
 Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk
 Willingham - 23 Church Street, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk
 Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

www.hockeys.co.uk



Ground Floor

Approx. 32.5 sq. metres (349.8 sq. feet)



Total area: approx. 62.7 sq. metres (674.9 sq. feet)

Drawings are for guidance only
 Plan produced using PlanUp.

First Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



ADDITIONAL INFORMATION

Local Authority

South Cambridgeshire District Council

Council Tax Band

B

Services

Mains gas, water and electric

Transport Links

A14, M11 and A1, Guided Bus Stops Swavesey 1 mile, Longstanton 3 miles, Nearest Train Station 11.4 miles, Cambridge North Huntingdon 12.2 miles

Energy Rating

Energy Efficiency Rating TBC

Tenure & Possession

Freehold

Vendors Position

Onward chain

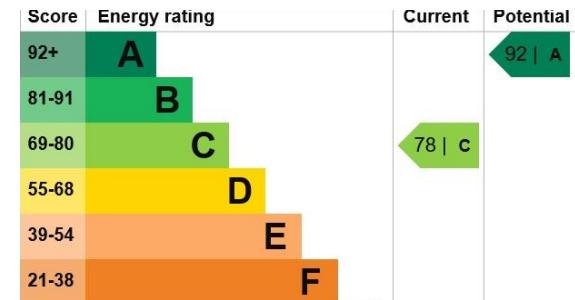


Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.