



The Doles, Over, CB24 5QD
£285,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A chain free and immaculate, three bedroom end of terrace house situated within the heart of this most requested village. The property would make an ideal first time buy, with no work to do and a garage at the rear.

INTERIOR

The entrance hall leads to a south facing sitting room which is open plan to the dining area, with built-in work station and French doors to the recently landscaped garden. The kitchen is fitted with an attractive, modern range of wall and base units with solid wood butchers block worksurface and some integrated appliances. The interior is recently decorated with light modern colours and replacement carpets and floorings have been laid in recent years. The first floor accommodation includes two good size double bedrooms, a single bedroom and modern bathroom.

EXTERIOR

To the front of the property is a lawn garden with hedging to the boundaries. The rear garden has recently been landscaped and includes a lawn, box hedging and fencing to the boundaries. There is a garage at the rear with a personal door via the garden and parking to the front.



LOCATION

KEY FEATURES

- No Chain
- Popular Village
- Modern Kitchen
- Modern Bathroom
- Immaculate Throughout
- Ideal FTB
- Garage
- Swavesey VC Catchment
- Landscaped Garden
- Quietly Positioned





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.



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 Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk
 Willingham - 23 Church Steet, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk
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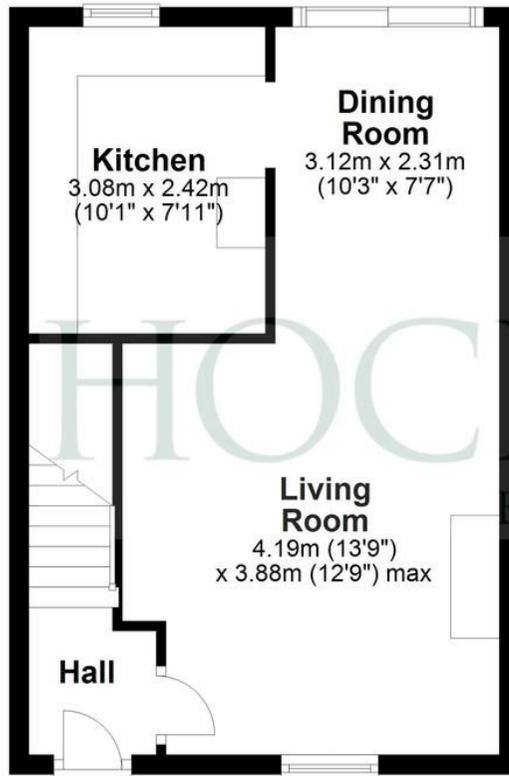
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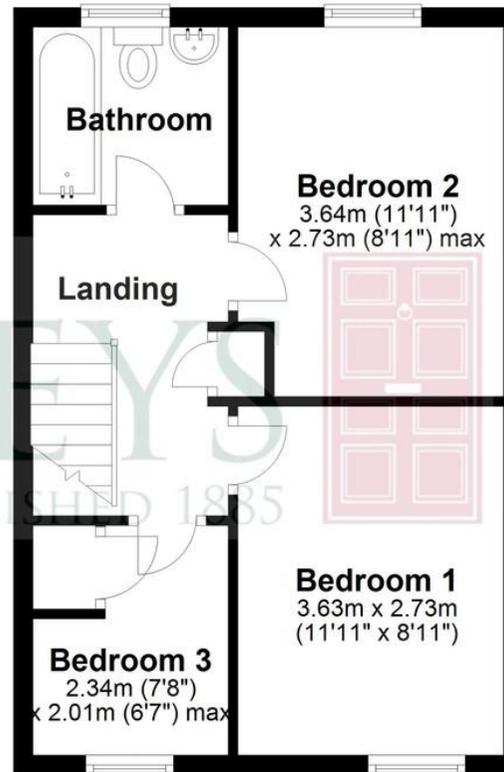
Ground Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



Total area: approx. 71.9 sq. metres (773.8 sq. feet)

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ADDITIONAL INFORMATION

Local Authority

South Cambs District Council

Council Tax Band

C

Services

Mains gas, electricity and water

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 D

Tenure & Possession

Freehold

Vendors Position

No chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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. Hockey's 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.