



37 King Street, Over, Cambridge, CB24 5PS
Guide Price £550,000 Freehold



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A SUBSTANTIAL FAMILY HOME WITH HUGE POTENTIAL FOR FURTHER IMPROVEMENT, OFFERING GENEROUS BEDROOMS AND A WONDERFUL SOUTHERLY FACING REAR GARDEN IN THIS DESIRABLE CAMBRIDGESHIRE VILLAGE.

- Detached family home
- Four generous bedrooms
- Scope for further improvement
- Excellent village location
- Exceptional schooling nearby
- Wonderful gardens

4 bedrooms – 2 bathrooms – entrance hall – kitchen/breakfast room – living/dining room – study – gardens – garaging - parking

This detached four bedroom family home is constructed of traditional brick elevations under a pitched tiled roof and offers huge scope for further improvement/expansion (STPP) over and into the garage or to the rear. The property is spacious throughout, including large double bedrooms and fantastic gardens to both the front and rear. Located near the centre of the village, King Street provides easy access to local amenities, open green areas and exceptional schooling.

In a little more detail, the ground floor accommodation comprises entrance hall with storage cupboard and stairs rising to the first floor, handy study, cloakroom WC, large open plan living/dining room with feature fireplace and French doors leading the garden and a good-sized kitchen/breakfast room fitted with a range of cabinetry, sink with mixer tap and several integrated appliances. To the first floor, there are four substantial bedrooms, of which the master benefits from an ensuite shower room, and there is a family bathroom fitted with four-piece suite.

Outside, there are well-stocked gardens to both the front and rear, predominantly laid to lawn and boarded with mature trees, shrubs and planted beds. There is a garaging and driveway parking for several vehicles to the right-hand side of the property as well as gated access to both sides.

Location

Over is a large and popular village situated about 9 miles north west of Cambridge. The village offers a wide range of local facilities including general store, hairdresser, public house, green, recreation ground and a very popular community centre. There is a primary school in the village with secondary schooling available at the highly regarded Swavesey Village College. Whilst being a quiet village it is ideally well situated to access the guided bus stop located between Over and Swavesey with buses running to St Ives and Cambridge, and the new Cambridge North Railway Station and north to St Ives, Huntingdon and Peterborough. In addition, there is an adjoining off road cycle/walkway. Access to the A14 is only five miles away. There are plentiful local walks including along the River Ouse and at the nearby RSPB reserve at Fen Drayton Lakes.

Fixtures and Fittings.

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Services.

All mains services are connected.

Statutory Authorities.

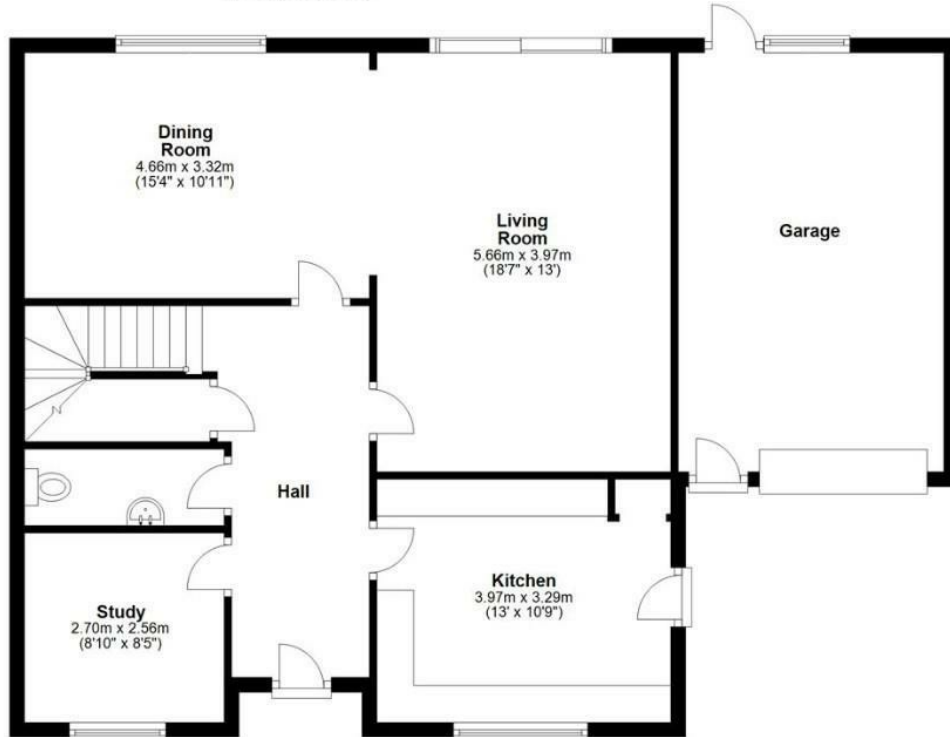
South Cambridgeshire District Council
Council Tax Band F

Viewing.

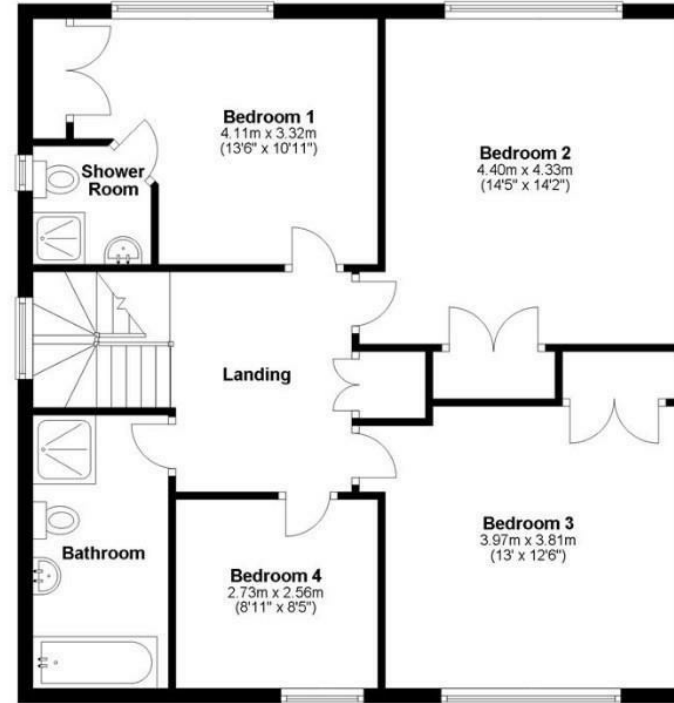
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 157 sqm (1700 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

