



12 Cromwell Park, Over, Cambridge, CB24 5PX
Offers In Excess Of £400,000 Freehold



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A THREE-BEDROOM DETACHED BUNGALOW LOCATED IN A PEACEFUL CENTRAL VILLAGE LOCATION WITH DELIGHTFUL GARDENS BEING SOLD WITH NO ONWARD CHAIN.

- No onward chain
- Central village location
- Off street parking
- Garage
- Private rear garden
- Extended and altered

Entrance hallway - 3 bedrooms - shower room - kitchen - living room - conservatory - WC - garage - off street parking - private rear garden.

12 Cromwell Park is a delightful extended detached bungalow measuring over 1000 square feet situated in a pleasant cul-de sac of similar properties.

The accommodation has been extended and altered to provide a nice layout that flows particularly well.

In brief, the entrance hallway has a door giving access to the garage and off the hallway is a WC. The living room is light and airy with patio doors to the rear garden. The kitchen has been re fitted and leads through to the conservatory, which is a pleasant place to sit, overlooking the rear garden. The master bedroom has a window to the rear and there are 2 further bedrooms. The shower room has a walk-in shower, WC and wash hand basin.

Outside, the bungalow is set back from the road, there is off street parking on a block paved driveway and a garage with electric up and over doors. The private rear garden is extremely well established and there is a side passageway with wrought iron gate that leads to the front driveway.

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 D

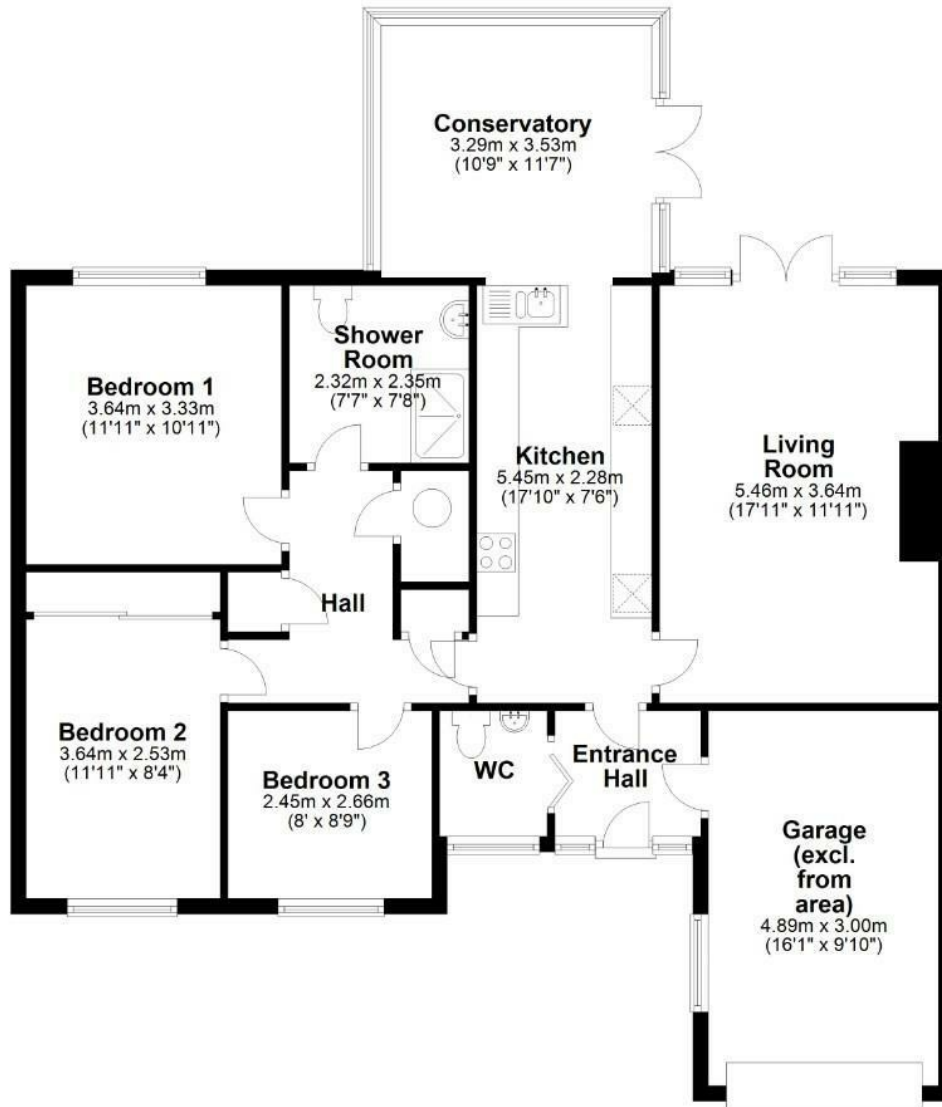
Viewing.

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



Floor Plan

Approx. 96.4 sq. metres (1037.4 sq. feet)



Total area: approx. 96.4 sq. metres (1037.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 78 |
| (39-54) | E | | 55 |
| (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.

