



HIGH STREET

76

76 High Street, Over, Cambridge, CB24 5ND
Guide Price £325,000 Freehold



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A WONDERFUL VICTORIAN TERRACED HOME NESTLED WITHIN THE HIGH STREET OF OVER AND OVERLOOKING ST. MARYS CHURCH.

- Accommodation measuring approximately 76SQM/827SQFT.
- Mains Services include – Mains Gas, Mains Electricity, Mains Drainage and Mains Water.
- EPC – 63/D
- Located within the High Street of Over with views towards St. Mary's Church.
- Courtyard garden ideal for al fresco dining.

Constructed in 1907, this Victorian terraced home measures approximately 76SQM/827SQFT and provides living accommodation over two floors.

To the ground floor the property comprises of a small hallway providing stairs to the first floor, a generous open plan living room/Dining Room, Kitchen, utility, and WC. The open plan Living/dining room provides a large box bay window to the front with storage below and a nook underneath the stairs which the current owner uses as an office space. The spacious shaker style kitchen to the rear of the property provides ample storage, ample wooden work top space, butler sink and space for oven and dishwasher. The utility/boot room to the rear provides space for a washing machine and separate tumble dryer and has a separate WC adjoining.

To the first floor you will find two double bedrooms with a built-in storage cupboard above the stairs to the main bedroom. Completing the first floor is a built-in cupboard to the top of the landing and a recently replaced bathroom suite with a panelled bath, walk in single enclosed shower, low level WC, original sink, and a heated towel rail.

Externally – The property has a patio laid courtyard garden and is enclosed by a mixture of paneled fencing, brick wall and has gated access through to the front.

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.

Services.

All mains services are connected.

Statutory Authorities.

South Cambridgeshire District Council
Tax band - D

Fixtures and Fittings.

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

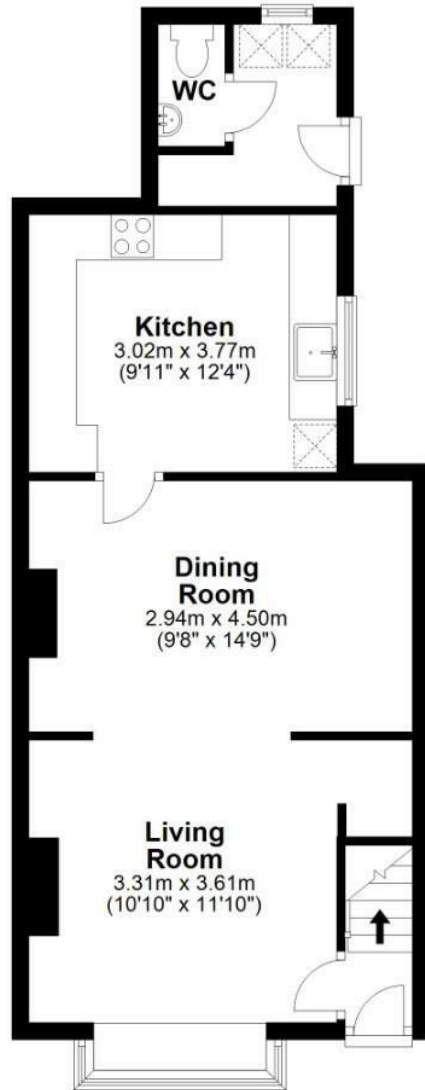
Viewing.

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



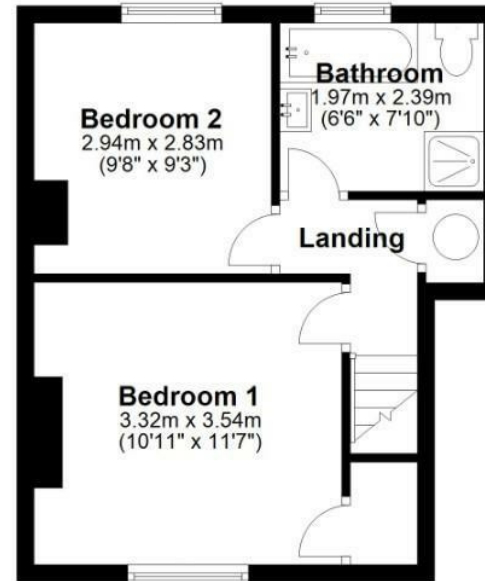
Ground Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.1 sq. feet)



Total area: approx. 76.9 sq. metres (827.9 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			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

