



**Ground Floor**

Porch

Lounge  
4.45m (14'7") x 3.97m (13')

Kitchen/Dining Room  
3.97m (13') max x 3.79m (12'5")

**First Floor**

Landing

Bedroom 1  
3.97m (13') x 2.76m (9'1")

Bedroom 2  
2.98m (9'9") x 1.97m (6'6")

Bedroom 3  
3.86m (12'8") x 1.90m (6'3")

Shower Room

**Outside**

To the front, there are raised, well-stocked planters, with a garden that is laid to lawn.

To the rear, is an enclosed garden, laid to lawn with well-stocked flower beds and raised planters, with a block paved pathway and seating area. Gated access to the rear leads to the garage en block and allocated parking space in front of the garage.

**Further Information**

Tenure: Freehold

Council Tax Band: B

EPC Rating: C

What3Words for Directions:

Observers. Tumblers. Tonal or Proceed along Station Road, turn right into The Doles, which leads into Drings Close. There is a communal parking area, and a sign confirming Metcalfe Lane. The property can be found displaying a For Sale sign.

**Buyer ID Checks**

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £66.67 + VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

**Disclaimer**

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.



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Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

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**£275,000**  
**Metcalfe Lane**  
Over, , CB24 5PA

## PROPERTY SUMMARY

A well-presented, mid terrace house, in a popular West Cambridgeshire village. This superb home features a kitchen/dining room, a lounge, three bedrooms, a modern shower room, an enclosed rear garden, an allocated parking space and garage en block. This is well-suited to those who are looking to commute into Cambridge, or for those looking to acquire their first home. A viewing comes highly recommended.

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