



Offered with no upward chain, a spacious character three bedroom semi-detached home occupying a good sized plot including a large garage and parking. The property has been partially refurbished with recently installed kitchen and bathroom and would benefit from some further modernisation. Located within the popular village of Over just 10 miles west of Cambridge city and close to good transport links including a guided busway hub nearby.

Offering approximately 1,100 square feet of accommodation, this home is ideal for family living with a ground floor comprising a welcoming entrance hallway with stairs to the first floor and cupboard storage space, two reception rooms, modern fully fitted galley style kitchen/diner with windows overlooking the garden and an enclosed porch access, refitted family bathroom including bath with shower over, WC and washbasin. A first floor landing leading to three bedrooms and a further WC cloakroom. Externally, the enclosed garden is divided into two areas of mainly lawn with shrub borders and a screened allotment style vegetable plot. To the front, driveway parking for two cars and a double garage with power sit alongside a gated path to the rear. The property benefits from double glazing and a modern gas boiler to radiator heating system.

Tenure: Freehold

Services: Mains gas, electric and water/drainage are all connected

Fixtures and Fittings: Unless specifically stated all fixtures and fittings are expressly excluded from the sale

Local Authority: South Cambridgeshire District Council

Council Tax Band: C

EPC Rating: D

Sale Chain: Offered with no onward chain

Local Information

Over is a popular large village lying approximately 10 miles north-west of Cambridge city. Good transport links are close by including the main A14 linking the A1 and M11 routes. A guided busway stop is located just a mile away providing a direct route between St Ives and Cambridge city giving easy access to Addenbrookes hospital facilities, the train stations and Science Parks. Within the village, the high street contains a convenience store, local garage, Public House and hair salon. Additional retail facilities are found in the neighbouring villages of Swavesey and Willingham. Over has a church, two preschools, a highly regarded primary school and sits within the catchment of Swavesey village college rated as outstanding from its most recent Ofstead inspection. A community centre and sports field with play area provide for lots of community events and engagements. The surrounding countryside offers wide scope for walks exploration of the local orchards, river and nature reserves.

Guide Price
£360,000

Property Description

Entrance Hallway

Glazed Aluminium Front Door, Carpet Flooring, Stairs to first floor, Boiler Cupboard, Doors to Bathroom and Reception Rooms

Reception Room 1 12' 6" x 12' 0" (3.81m x 3.65m)

Door from Hallway, Carpet Flooring, Front Aspect Window, Fire Place, arch to Reception Room 2

Reception Room 2 12' 2" x 11' 11" (3.71m x 3.63m)

Door from Hallway, Carpet Flooring, Built In wall Unit Shelving, Door to Kitchen/Diner

Kitchen/Diner 18' 6" x 9' 1" (5.63m x 2.77m)

Side access door from Porch, Tiled Flooring, Windows to rear and side aspects, Fitted Cupboard units, Stainless Steel Sink/Drainer, Wall Cupboards along side wall, Wood Worktops, Tiled Splashbacks

Family Bathroom

Tiled Flooring, Window to side wall, White Bath with shower over and wall mounted folding screen, Pedestal Washbasin, Low Level WC

Bedroom 1 12' 6" x 12' 4" (3.81m x 3.76m)

Carpet Flooring, Front aspect Window, Fire Place

Bedroom 2 12' 1" x 9' 3" (3.68m x 2.82m)

Carpet Flooring, Rear aspect Window, Built in Wardrobes and Cupboards

Bedroom 3 8' 10" x 8' 2" (2.69m x 2.49m)

Carpet Flooring, Front aspect Window

Cloakroom WC

Vinyl Flooring, Front aspect opaque Window, Low Level WC, Wall mounted washbasin

Rear Garden

Access via side gate, laid to lawn with hedging boundaries and shrub borders, paved path to additional allotment/vegetable plot to rear







West Street, Over, Cambridge, CB24

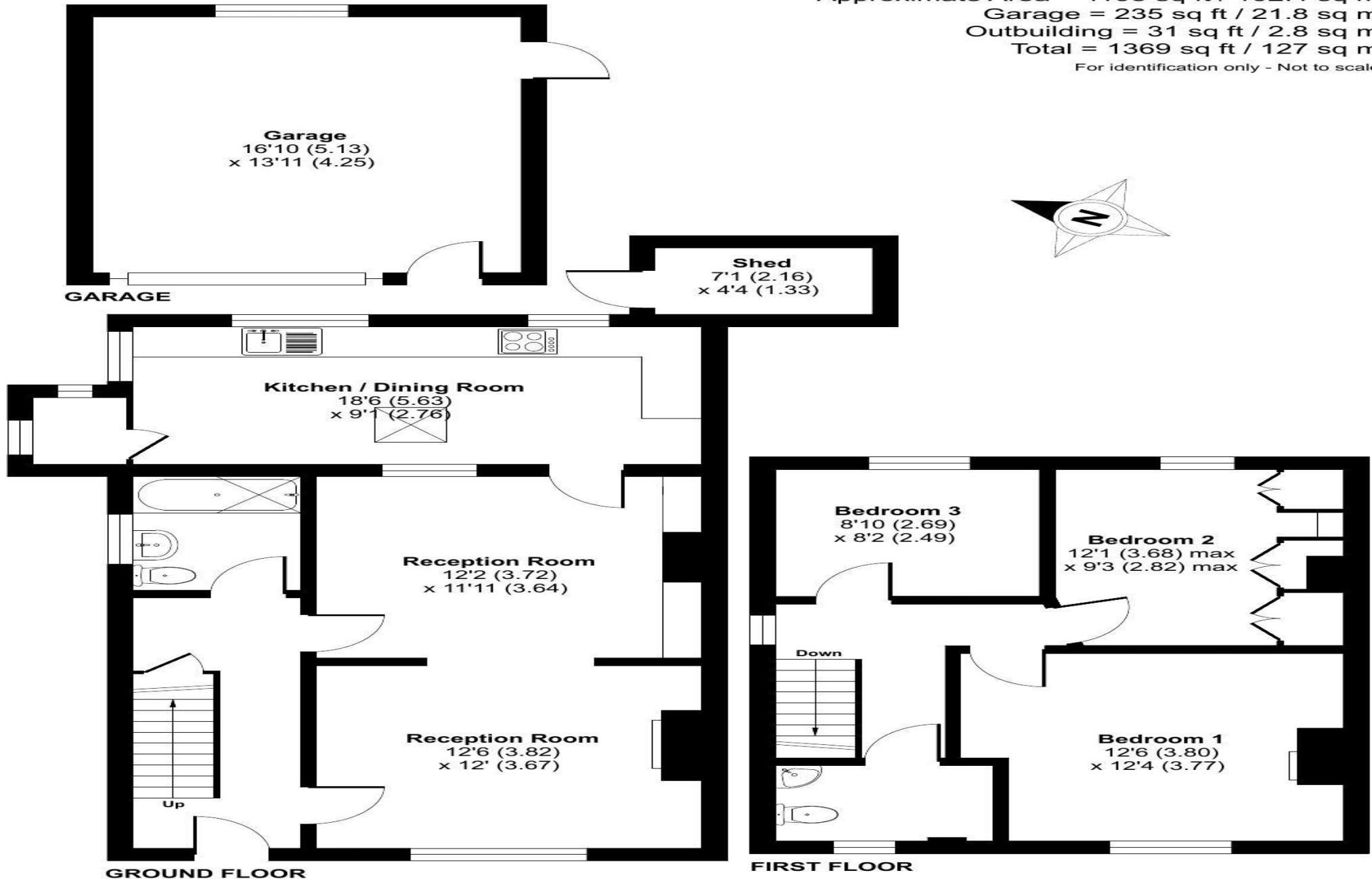
Approximate Area = 1103 sq ft / 102.4 sq m

Garage = 235 sq ft / 21.8 sq m

Outbuilding = 31 sq ft / 2.8 sq m

Total = 1369 sq ft / 127 sq m

For identification only - Not to scale



Disclaimer Notice: Whilst every attempt has been made to ensure accuracy, these property particulars are for illustrative purposes only and measurements are approximate. They have been prepared in good faith and they are not intended to constitute of an offer of contract.. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Any lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Potential purchasers will be asked to assist us in complying with our Anti Money Laundering obligations by providing identification and proof of funding at the appropriate time to avoid any delay to the sale progress.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

31 West Street
Over
CAMBRIDGE
CB24 5PL

Energy rating
D

Valid until: 26 October 2031
Certificate number: 9160-2713-3000-2029-9955

Property type

Semi-detached house

Total floor area

99 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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