

Bush & Co.



22 Windmill Close, Over, Cambridge





Offers Over £450,000 Freehold

About the Property

Over is a traditional village lying less than 10 miles north west of Cambridge, with good access via the A14 as well as the guided bus, which has stops in neighbouring Swavesey and Longstanton.

The property is well located centrally within the village. Within a few minutes walk to the green, primary school, cafe, pub and convenience store. With larger shops and supermarkets within a 5-mile radius. Over is within the catchment area for the highly regarded Swavesey village College. The village also features a Community centre with a bar, cafe, children's play park and sports facilities including 3G pitch, skatepark, sports hall and football pitches.

Accommodation in detail, Front door with glazed panel to the entrance hall with stairs to the first floor, storage cupboard, sitting room with bay window to front elevation, side window. Kitchen/ dining room with double-glazed French door to the rear garden, fitted with a sink unit and a range of wall and base units, dishwasher, fridge/ freezer, electric hob and oven, under-unit lighting, tiled flooring, extractor fan. Utility with plumbing for washing machine, storage and hot water tank, double-glazed to the driveway. First flooring landing bedroom 1 with fitted wardrobes and radiator, ensuite shower room with shower cubicle, hand basin, WC, window and towel rail. 3 further bedrooms with radiators. Family bathroom with panel bath and shower over, hand basin, WC, window and towel rail.

Outside, the house occupies a corner plot with a driveway providing parking for 3 cars charging point, side gate. Single garage. Rear garden laid to lawn and borders, paved terrace, enclosed with a brick wall and timber fencing and a Home office.

Tenure: Freehold.

Services: mains water, drainage, electricity and Air source heat pump.

Council Tax; E

NO CHAIN

Property Highlights

- No chain
- Four Bedrooms
- 1208.70 SQFT
- Popular village location
- Modern house
- Garden Office
- Close to guided Bus
- Large Driveway with EV charger
- Large Single Garage
- EPC Rating B

Further Information

Tenure - Freehold

Council Tax - Band E

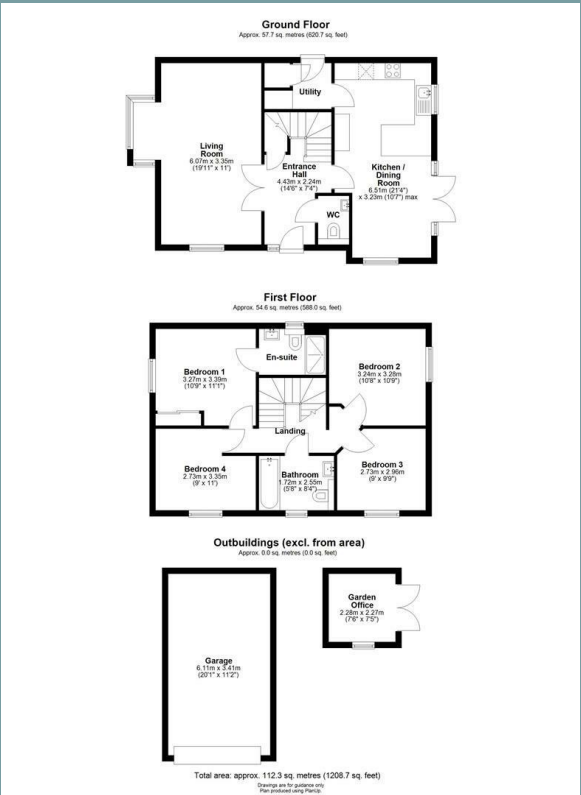
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	87	
(69-80) C		
(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

Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

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