



Bush & Co.



## 22 Windmill Close, Over, CB24 5QF

Guide Price £470,000 Freehold



Energy Rating Band B

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. There is a local post office/convenience store and a primary school, with larger shops and supermarkets within a 5-mile radius. Over is within the catchment area for the highly regarded Swavesey village college.

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



## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

Contact us for a free valuation of your property  
**01223 246262**  
[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)

Established. Independent. Passionate

## 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

169 Mill Road  
Cambridge  
Cambridgeshire  
CB1 3AN

[www.bushandco.co.uk](http://www.bushandco.co.uk)

