74 High Street, Over, Cambridge, CB24 5ND

Guide Price £290,000 Freehold

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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS TWO/THREE-BEDROOM MID TERRACED HOME LOCATED WITHIN THE HIGH STREET OF OVER.

- Period property
- Courtyard style garden
- Outbuilding
- Council tax band - B
- No onward chain
- 3 bedrooms, 1 bathroom, 2 reception rooms
- Gas fired central heating to radiators
- EPC-D/60
- The property is in a conservation area

Constructed in 1907, this three-bedroom home forms one of four terraced homes within close proximity to St. Marys Church in Over. With accommodation split over two levels, this property measures 738 sqft/68.6 sqm, - excluding the recently renovated outbuilding to the rear of the plot. To the ground floor the property benefits from two reception rooms, including a living room with bay window to the front and a formal dining room with a pantry and de-commissioned AGA to the rear. Off the dining room is a galley style kitchen with doors opening onto the rear garden.

To the first floor are two/three bedrooms with the third bedroom used currently as a home office and previously as a nursery. Completing the first floor is a bathroom suite with shower above the bath, a low level WC and a pedestal sink unit with vanity below.

The rear garden is accessible through the alleyway and is predominantly laid to patio, split over two levels. To the rear of the garden is a recently renovated, part timber part brick outbuilding with a concrete base, its own consumer unit and power and lighting.

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.

The property is well situated to access the Guided Busway stop located between Over and Swavesey. This service and the associated cycleway provide a fast and reliable link to Huntingdon, St Ives and key locations in Cambridge.
The A14 is only 5 miles away.
There are plenty of local walks including that alongside the River Ouse and at the nearby RSPB Nature Reserve at Fen Drayton Lakes.

Tenure
Freehold

Services
Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band -B

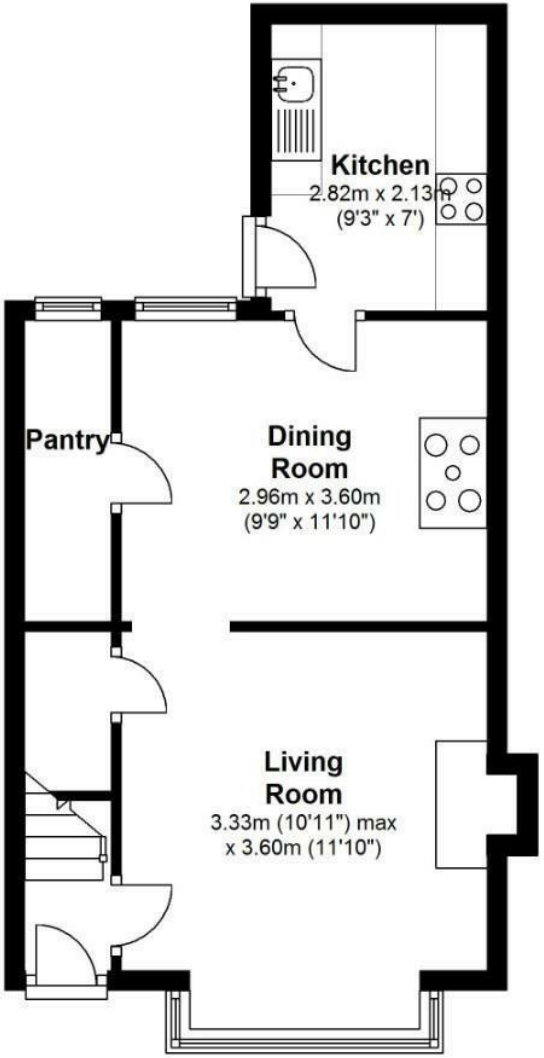
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

Agents Note
All white goods, including the AGA are included in the sale.

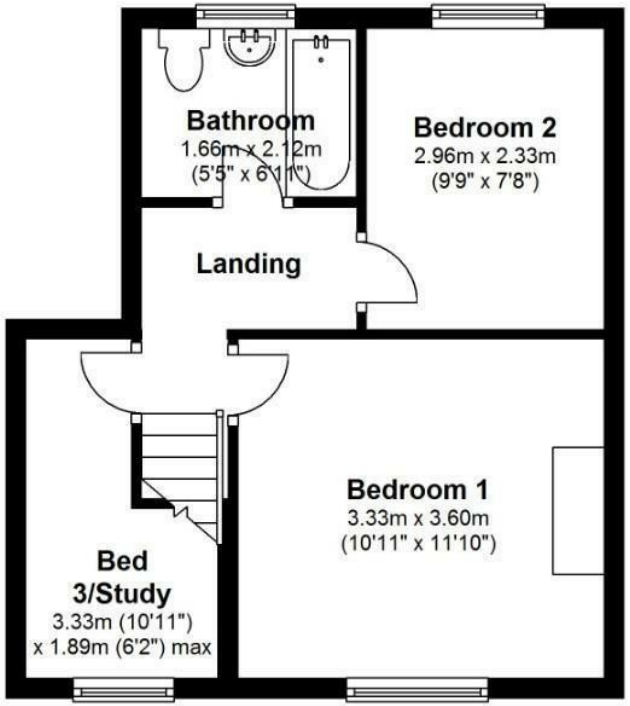
Ground Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



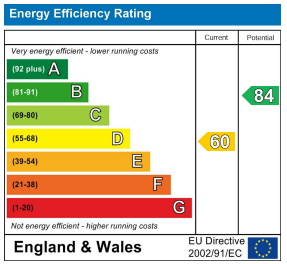
First Floor

Approx. 32.6 sq. metres (351.4 sq. feet)



Total area: approx. 68.6 sq. metres (738.0 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



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.