



56 Station Road, Over, Cambridge, CB24 5NJ  
Offers In Excess Of £275,000 Freehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS TWO-BEDROOM, DETACHED RESIDENCE OCCUPYING A GENEROUS CORNER PLOT ALONG STATION ROAD, OVER.**

- Detached bungalow
- 692.9 sqft / 64.4 sqm
- Driveway and garage
- Plot size - approx 0.12 acres
- Council tax band - C
- 2 bedrooms, 1 bathroom, 1 reception room
- Electric heating
- Generous corner plot
- EPC - F / 36
- No onward chain

Located within a short cycle of the guided bus, this two-bedroom bungalow measures 692.9 sqft/64.4 sqm and provides accommodation across one level.

Requiring improvement throughout, this bungalow offers potential to be extended/re-developed subject to the relevant consents being granted. In brief the property comprises of an entrance hallway, two double bedrooms, a living/dining room, a kitchen and a bathroom. The property has a brick-built garage and a separate workshop adjoining.

The property occupies a generous corner plot. The plot is overgrown in part with some concrete hard standing with parking available for numerous vehicles. The plot the home occupies has a large hedgerow running around the perimeter and a timber constructed shed to the far corner.

#### **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.

Whilst being a quiet village it is ideally well situated to access the guided bus stop located between Over and Swavesey with buses running to St Ives and Cambridge, and the new Cambridge North Railway Station and north to St Ives, Huntingdon and Peterborough. In addition, there is an adjoining off road cycle/walkway. Access to the A14 is only five miles away. There are plentiful local walks including alongside the River Ouse and at the nearby RSPB reserve at Fen Drayton Lakes.

#### **Services**

Mains services connected include: water and mains drainage. Electric heating

#### **Statutory Authorities**

South Cambridgeshire District Council  
Council tax band - C

#### **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

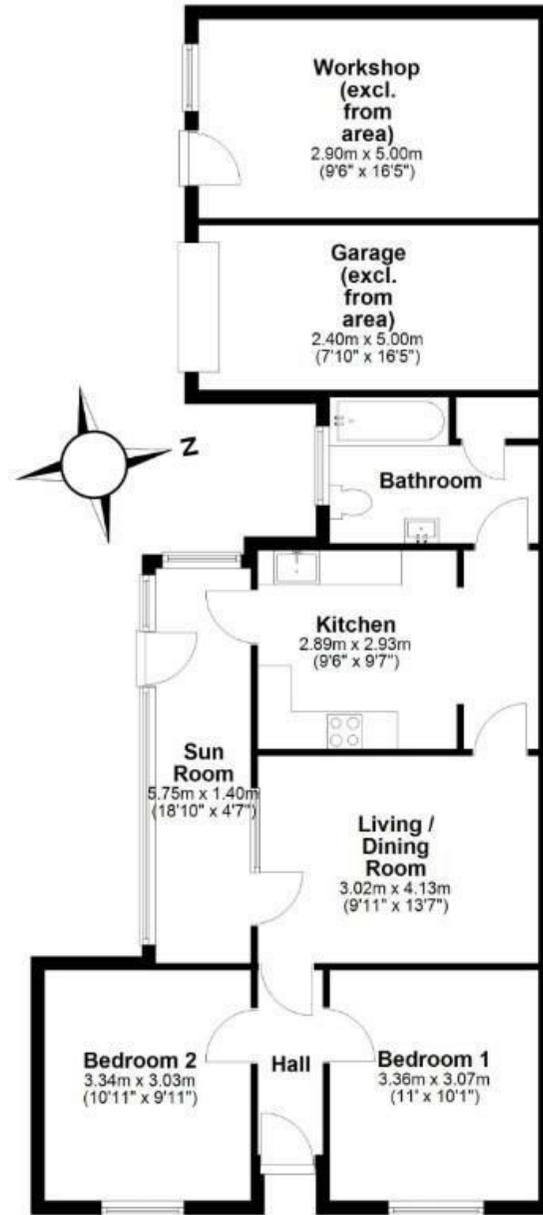
#### **Agents Note**

Agent Note - The property is electric heating throughout and has an asbestos tiled roof.



### Floor Plan

Approx. 64.4 sq. metres (692.9 sq. feet)



Total area: approx. 64.4 sq. metres (692.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		36	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

