



Station Road, Over, CB24 5NJ

**CHEFFINS**

## Station Road

Over,  
CB24 5NJ

A two bedroom detached bungalow which offers off road parking and a generous plot providing excellent potential for development or improvement (STP). The accommodation extends to approximately 1005sqft, which would benefit from sympathetic modernisation throughout. The property is situated in the popular village of Over with good access links into Cambridge and close to the villages amenities.

### LOCATION

Over is a large village located 11 miles north west of Cambridge, ideally located for major routes including the A14 and A10. The village has a variety of local amenities including including a primary school, shop, public house, church and cricket club. Further facilities are available in the nearby villages of Willingham and Swavesey.

2 1 1

**Guide Price £325,000**





**ENTRANCE DOOR**  
to:

**CONSERVATORY**  
with door to:

**LIVING/DINING ROOM**  
with door to:

**INNER LOBBY**  
which is open to:

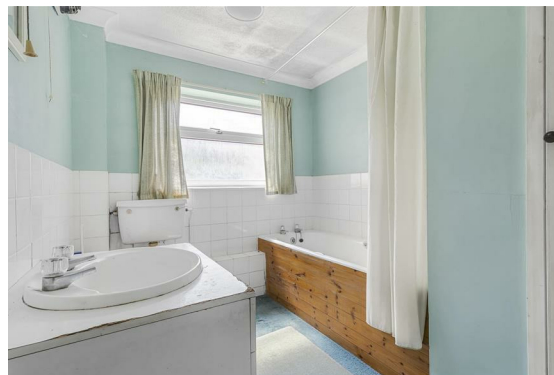


**KITCHEN**  
with fitted units.

**BATHROOM**  
with bath, WC and hand wash basin,  
storage/airing cupboard, door to:

**REAR LOBBY**  
with door to:

**BEDROOM 1**  
with window to side aspect.



**BEDROOM 2**  
with windows to side aspect.

**OUTSIDE**  
The property is approached off of  
Station Road via wrought iron gates  
leading to the driveway/parking area.

The property has a generous plot,  
with the rear being principally laid to  
lawn. The property also benefits from  
a garage and store/workshop.



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	

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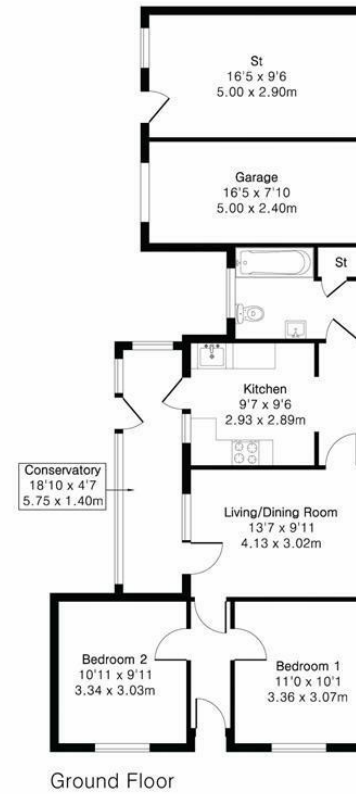
Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire District

Council

Approximate Gross Internal Area 1005 sq ft - 93 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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[For more information on this property please refer to the Material Information Brochure on our website.](#)

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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