

**ENTRANCE HALL** Window to front, under stairs storage cupboard, radiator, vinyl floor boards.

**KITCHEN** 9' 04" x 7' 10" (2.84m x 2.39m) Window to front, refitted kitchen with range of high and low level cupboard units, solid wood worktop, Belfast sink with mixer tap, built-in Lamona oven with four ring gas hob and extractor over, integrated Lamona slimline dishwasher, wall mounted Worcester boiler, plumbing and space for washing machine, space for fridge/freezer.



**LIVING ROOM** 16' 2" x 15' 11" (4.93m x 4.85m) Glazed door to rear garden, window to rear, stairs to first floor, two radiators, vinyl floor boards. Opening window to kitchen.

**FIRST FLOOR LANDING** Loft access, airing cupboard housing hot water cylinder.

**BEDROOM ONE** 12' 11" x 9' 3" (3.94m x 2.82m) Window to front, radiator.



**BEDROOM TWO** 11' 0" x 9' 04" (3.35m x 2.84m) Window to rear, radiator.

**BEDROOM THREE** 7' 10" x 6' 02" (2.39m x 1.88m) Window to rear, radiator.

**BATHROOM** 5' 5" x 6' 0" (1.65m x 1.83m) Window to front, refitted suite comprising low level wc, vanity wash hand basin with cupboard below and mixer tap and P shaped bath with shower attachment over and rainfall shower head, fully tiled, heated towel rail, mirrored bathroom cabinet, vinyl floor boards.



**GARDENS AND PARKING** The rear garden is mostly laid to lawn with a patio accessed from the living room, timber shed, pedestrian access from the back of the garden to the nearby garage. Note: the garage roof has recently been re-felted.



**LOCATION AND FACILITIES** Bar Hill can be found just off the A14 at junction 29, approximately 4 miles north-west of Cambridge city centre and 13.2 miles from the centre of St Ives. Bar Hill is a thriving purpose-built village, with a regular bus service. With expansion of the A14 now completed, this village will benefit from better access to Cambridge, A1, A428 and M1 1. With cycle paths into Cambridge and pedestrian/cycle paths connecting Bar Hill to Longstanton, which neighbours Northstowe where you can travel on the guided busway heading to St Ives and Cambridge, the Science Park and Addenbrooke's Hospital.

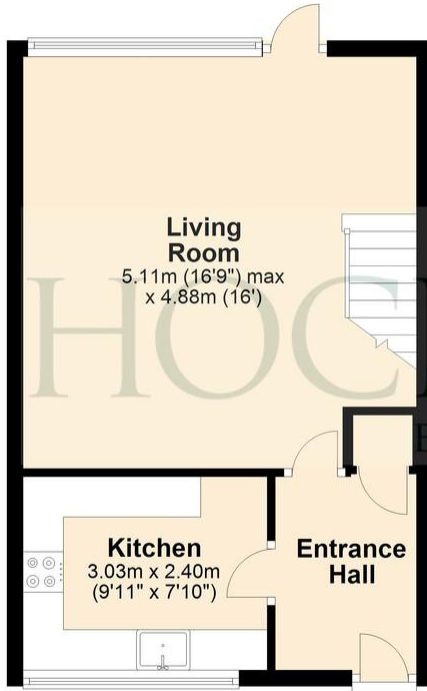


The village offers a collection of shops with most located within The Mall and comprises a Costa Coffee, fish and chip shop, Choice clothing. Within the Tesco Extra superstore is a coffee shop and restaurant, a large clothing section, opticians, pharmacy and beauty and health food concessions. The village has a wonderful community spirit, is diverse and offers lots to do for people of all ages, with a community centre popular for groups to hold meetings, a library with post office counter. Other facilities include a public house, doctor's surgery, dentist, an 18 hole golf course, hotel and spa with swimming pool and gym, park, village green and social club. The successful primary school feeds into Swavesey Village College, which is rated outstanding by Ofsted.



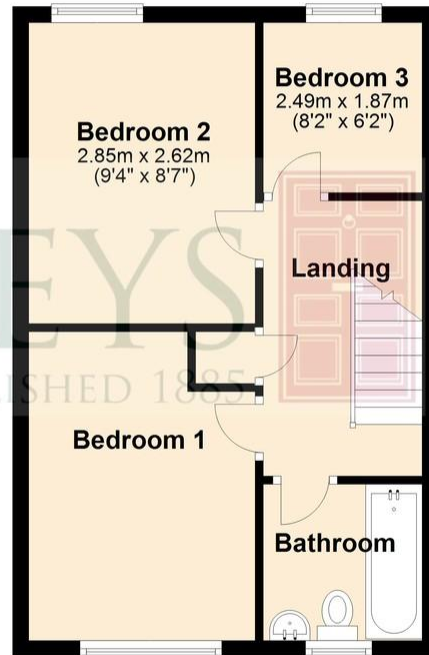
## Ground Floor

Approx. 37.1 sq. metres (399.6 sq. feet)



## First Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



Total area: approx. 72.8 sq. metres (783.5 sq. feet)

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160 Pheasant Rise, Bar Hill,  
Cambridge, CB23 8SD

£280,000 Freehold

No onward chain - This smart three bedroom house with garage benefits from a refitted kitchen & bathroom and overlooks a green to the front.

The accommodation comprises of an entrance hall with storage, living room with door to rear garden and kitchen with integrated dishwasher, solid wood worktops and Belfast sink. Upstairs there are three good bedrooms and a modern, fully tiled bathroom.

Outside there is a rear garden with shed and pathway leading to the single garage.



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