

ENTRANCE HALL 10' 10" x 7' 8" (3.3m x 2.34m) Large window to front, high security entrance door, large built-in cloaks cupboard, vinyl floor boards.

LIVING ROOM 13' 0" x 11' 2" (3.96m x 3.4m) Stairs to first floor, inset spotlights to ceiling, radiator, vinyl floor boards

KITCHEN/DINER 19' 3" x 7' 10" (5.87m x 2.39m) French doors to rear garden, window to rear garden, under stairs storage cupboard, high quality kitchen with high and low level cupboard units, solid stone worktop, inset sink with drainer and mixer tap, integrated oven with four ring electric hob, built-in slimline dishwasher, plumbing and space for washing machine, fridge/freezer (available by separate negotiation), radiator, vinyl flooring.

FIRST FLOOR LANDING Loft access, airing cupboard housing a recently replaced Worcester boiler.

BEDROOM ONE 12' 5" x 9' 2" (3.78m x 2.79m) Window to front, large fitted wardrobe, radiator.

BEDROOM TWO 9' 2" x 8' 9" (2.79m x 2.67m) Window to rear, radiator.

BEDROOM THREE 9' 9" x 6' 10" (2.97m x 2.08m) Window to front, radiator.

BATHROOM 7' 11" x 6' 5" (2.41m x 1.96m) Window to rear garden, low level WC concealed cistern, hand basin with mixer tap and cupboard below, panelled bath with shower attachment over, corner shower cubicle with Tritan power shower, wall mounted cupboard units, mirrored bathroom cabinet, heated towel rail, inset spotlights to ceiling, fully tiled walls, tiled flooring.

PARKING AND GARDENS Outside there is a conservatory.

The rear garden is laid to lawn with a raised patio in the corner where there is a sauna (available by separate negotiation).

Rear access leading to Bar Hill central green.

Integrated single garage with up and over door, light and power and block paved driveway to the front providing



parking for two cars

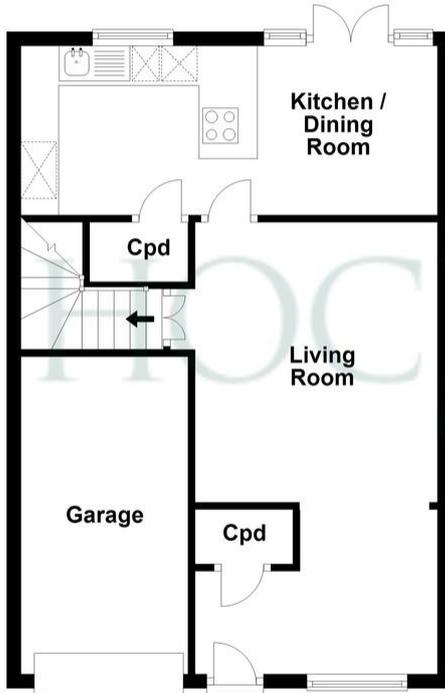
LOCATION AND FACILITIES Bar Hill can be found just off the A14 at junction 29, approximately 4 miles north-west of Cambridge city centre and 13.2 miles from the centre of St Ives. Bar Hill is a thriving purpose-built village, with a regular bus service. With expansion of the A14 now completed, this village will benefit from better access to Cambridge, A1, A428 and M11. 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, doctors 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.



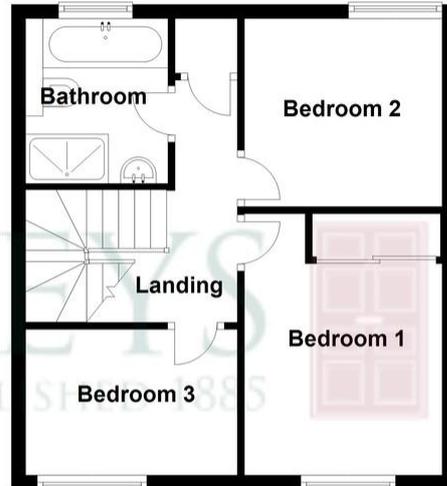
Ground Floor

Approx. 52.5 sq. metres (564.6 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



Total area: approx. 90.8 sq. metres (977.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

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88 Pheasant Rise, Bar Hill, Cambridge,
CB23 8SB

£300,000 Freehold

High spec accommodation with no upward chain - this three bedroom property has been extended to the front and updated to a high standard throughout. The accommodation benefits from a large entrance hall opening to the living room, a fully tiled four piece family bathroom, and kitchen/diner with integrated appliances and French doors to the garden. Outside there is a rear garden, integral garage and and block paved driveway providing parking for two cars.



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