

ENTRANCE HALL Double glazed entrance door, door to living room.

LIVING ROOM 16' 0" x 11' 4" (4.88m x 3.45m) Double glazed window to front, radiator, under stairs storage cupboard. Opening to kitchen/diner.

KITCHEN/DINER 16' 0" x 10' 6" (4.88m x 3.2m) Double glazed window to rear and patio doors to conservatory. Fully fitted wall and base units with drawers under, worktop surface over and tiled splashback, stainless steel sink unit with mixer tap, stainless steel electric oven and hob with extractor hood over, plumbing and space for dishwasher, space for fridge/freezer.

CONSERVATORY 13' 9" x 10' 2" (4.19m x 3.1m) Brick built and double glazed, doors opening to garden, workshop space, plumbing for washing machine and space for tumble dryer.

LANDING Doors off to bedrooms and bathroom, loft access.

BEDROOM ONE 11' 6" x 9' 10" (3.51m x 3m) Double glazed window to front, built-in wardrobe, radiator.

BEDROOM TWO 10' 6" x 9' 3" (3.2m x 2.82m) Double glazed window to rear, radiator.

BEDROOM THREE 11' 2" x 5' 11" (3.4m x 1.8m) Double glazed windows to front and side, storage cupboard, radiator.

BATHROOM Obscured double glazed window to rear, low level wc, vanity basin and panelled bath with shower over, partially tiled, heated towel rail.

GARDENS AND PARKING The rear garden is enclosed by fencing with a raised deck area and lawn leading to a patio area. Gated side access.

To the front is a single brick-built garage with parking and a lawned front garden, outdoor storage cupboard.



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.

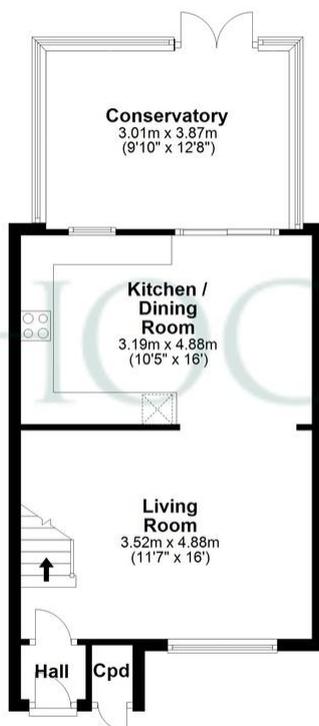


The village offers a collection of shops with most located within The Mall and comprises a Costa Coffee, fish and chip shop, Choice clothing. Within the Tesco Extra superstore is a coffee shop and restaurant, a large clothing section, opticians, pharmacy and beauty and health food concessions. The village 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.



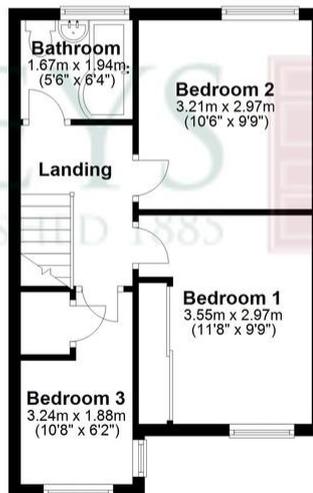
Ground Floor

Approx. 47.0 sq. metres (506.3 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



Total area: approx. 82.9 sq. metres (892.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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27 Pheasant Rise, Bar Hill,
Cambridge, CB23 8SA

£275,000 Freehold

A three bedroom middle terrace house overlooking a small green in the popular village of Bar Hill, comprising a kitchen/diner, conservatory, lounge and enclosed rear garden with a garage en-bloc located close by.



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