



Bush & Co.

39 Pheasant Rise, Bar Hill - £1,300 PCM

A delightful three bedroom end of terrace house in a quiet cul de sac overlooking a small green in the village of Bar Hill, providing good access to the A14 and M11 and close to large supermarket and many other local amenities.

Entrance Hallway

Living Room

16'1" x 11'5" (4.91 x 3.50)
Front living room with laminate flooring

Kitchen/Dining Room

16'1" x 10'5" (4.91 x 3.18)
Rear fitted kitchen/dining room with gas cooker, fridge freezer and washing machine
Dining area with patio doors to the garden

Bedroom 1

11'7" x 9'10" (3.54 x 3.01)
Front double bedroom

Bedroom 2

10'5" x 9'10" (3.20 x 3.01)
Rear double bedroom

Bedroom 3

11'4" x 5'11" (3.47 x 1.81)
Single bedroom with airing cupboard

Bathroom

Rear bathroom with shower over the bath

Garden and Parking

Enclosed rear garden with rear access and shed, off street parking for one vehicle

Key information

EPC Rating – C
Council Tax Band – C
Rent – £1300 pcm (£300 pw)
Deposit – £1500
Available unfurnished 20th June 2024
Long term tenancy

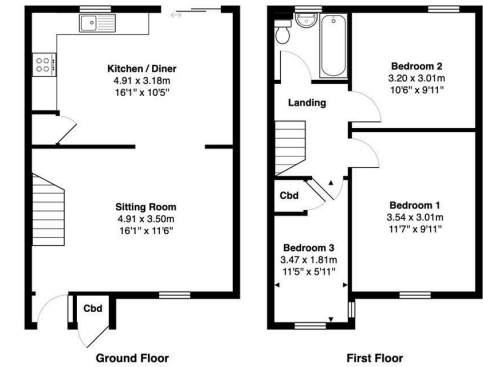
- House
- Unfurnished
- Sorry, no smokers
- Rear garden
- Double glazing
- 3 Bedrooms
- Gas central heating
- Sorry, no pets
- Off street parking available

IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Pheasant Rise, Bar Hill, CB23 8SA



Total Area: 69.0 m² ... 743 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesj.harrison.co.uk

Energy Efficiency Rating	
Current	Potential
<p>Vary energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>88</p> <p>72</p>
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Vary environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
EU Directive 2002/91/EC	