



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

Pocock + Shaw

13 Pheasant Rise
Bar Hill
Cambridge
Cambridgeshire
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A spacious, extended and well presented end terrace house in an excellent cul-de-sac position in a thriving village

- Cloakroom
- Well equipped kitchen
- large L shape living room
- Utility room
- Additional versatile ground floor room
- Plenty of storage space
- 3 Bedrooms
- Refitted bathroom
- uPVC double glazing and gas central heating
- Attractive garden

Offers Around £337,500



Bar Hill is a thriving village community situated just 6 miles NW of Cambridge off junction 25 of the A14 and well placed for easy access to other principal road routes including the A1, A428 and M11. The village has a wide range of shops including a Tesco Extra superstore and other facilities include a regular bus service, doctor's surgery, dentist, community centre and a library with a post office counter, recreation ground and sports and social club. The primary school feeds into Swavesey Village College for secondary education.

This spacious and extended semi detached house stands in an attractive position at the head of one of Pheasant Rise's cul-de-sac spurs. The rooms are well proportioned, the kitchen and bathroom are well fitted, there is plenty of storage space and house is well presented throughout.

Entrance Hall uPVC double glazed entrance door, radiator, large store cupboard and staircase.

Cloakroom with wc, hand basin with tiled surround and radiator.

Well equipped kitchen 11'10" x 8'1" (3.61 m x 2.46 m) with work surfaces all round with range of cupboard and drawers below, inset sink unit, fitted oven and gas hob with cooker hood above, extensive range of wall cupboards and cabinets, plumbing for washing machine, space for fridge and freezer, wall mounted gas boiler.

L shape living room comprising:

Sitting area 19'4" x 10'8" (5.90 m x 3.26 m) with side window, glazed double doors to utility room and 8' 4" wide opening to:

Dining area 8'10" x 8'3" (2.70 m x 2.52 m) with radiator, 2 wall lights and window overlooking the rear garden.

Utility Room 8'3" x 10'0" (2.52 m x 3.04 m) with wall cupboards and shelving, work surfaces with space for appliances under and double glazed door to garden.

Playroom/Bedroom 14'3" x 6'8" (4.34 m x 2.02 m) with full height store cupboards with shelving along one wall, radiator, meter cupboard and window to front.

First Floor

Landing with airing cupboard with insulated hot water tank with immersion heater, access to roof space.

Rear Bedroom 1 13'7" x 9'5" (4.13 m x 2.86 m) with radiator.

Rear Bedroom 2 10'10" x 9'9" (3.30 m x 2.96 m) with radiator.

Front Bedroom 3 8'10" x 9'3" (2.69 m x 2.83 m) with radiator.

Modern Bathroom with bath with shower above, counter-top hand basin with cupboards below, wc with concealed cistern, full tiled walls and tubular radiator/heated towel rail.

Outside Front garden with lawn, driveway parking and pathway through gate to wide side passageway leading to

Attractively landscaped terraced garden on 3 levels, well stocked with flowers, shrubs and trees. On the lower level, at the bottom of the garden and catching the evening sun, is a timber arbour.

Services All mains services.

Council Tax Band C

Tenure The property being sold will be Freehold. It is currently leasehold with a term of 999 years from 1966 but the sellers are in the process of acquiring the freehold and this will pass to the buyers.

Viewing By arrangement with Pocock & Shaw

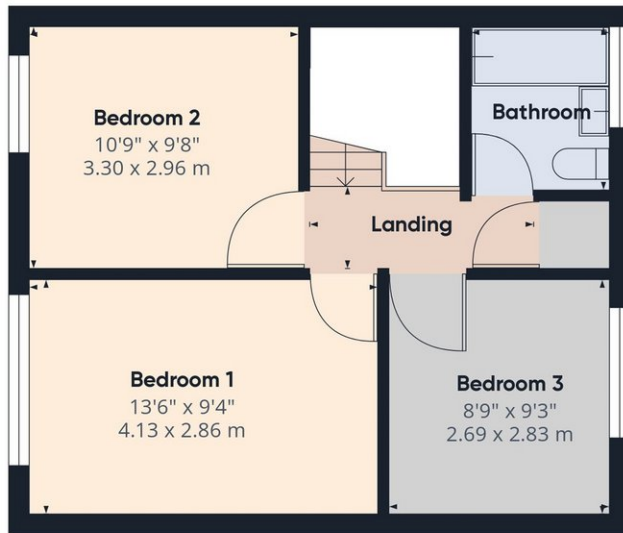




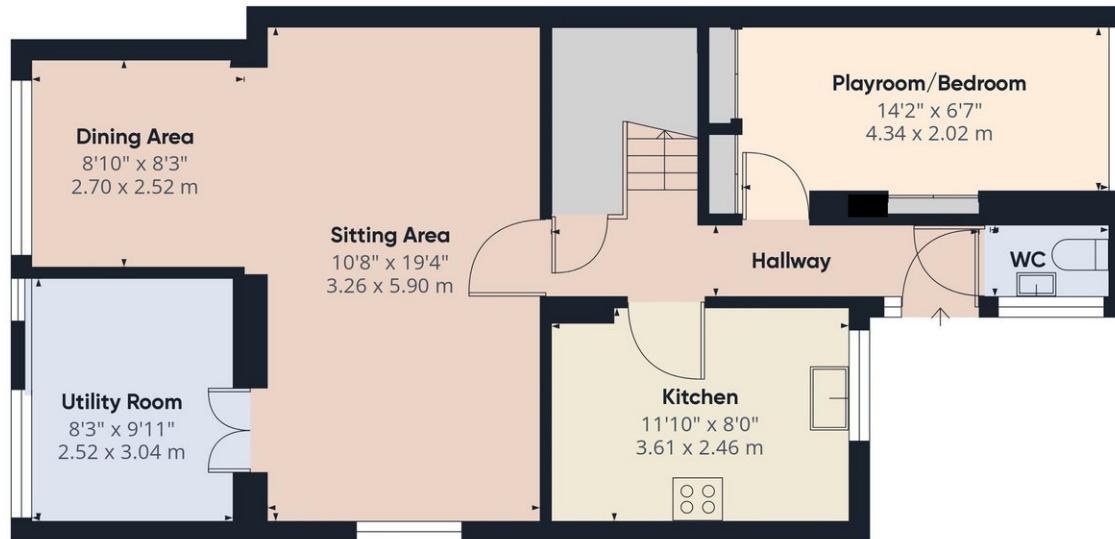
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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Floor 1



Ground Floor

Approximate total area⁽¹⁾

1065.41 ft²

98.98 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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