



88 PHEASANT RISE, BAR HILL, CAMBRIDGE, CB23 8SB

Asking Price £317,500

TYLERS.NET

A smart three bedroom mid-terrace house with a refitted kitchen diner and four piece bathroom with a garage, parking and a good size rear garden, offered for sale with the benefit of no upward sales chain.



Bar Hill sits approximately four miles northwest of Cambridge link by the new A14 road and is surrounded by countryside. A purpose built village with a strong community ethos and good local facilities including a recreation ground and club house, a range of shops with a Tesco Superstore, eighteen-hole golf course, junior and infants' school and a secondary school catchment for the sought after Swavesey Village College. Regular bus service run to Cambridge and St Ives with the village now accessible via a cycleway linking Longstanton Bar, Northstowe and the Guided Busway with the Cambridge northern by-pass linking the M11.

- Three good bedrooms.
- Four piece refitted first floor bathroom. • Lounge.
- Refitted kitchen dining room. • uPVC double glazing.
- Gas radiator central heating. • Block paved driveway.
- Integral garage with electric door.
- Generous rear garden with undercover patio seating. • Cul de sac location.

### Entrance Lobby

Replaced composite door with adjacent sensor light, deep built in shelved cupboard with a wood effect floor, open to:

### Lounge

Continued flooring, inset spotlights, stairs off to the first floor.

### Kitchen Diner

A broad room across the rear with a refitted kitchen comprising an integral oven, hob, concealed slim line dishwasher and washing machine, inset sink and drainer, win rack, breakfast bar, continued flooring, ample space for a table and chairs with patio doors opening to the rear garden.

### First Floor

Landing, loft access to the roof space, built in airing cupboard housing the Worcester boiler and cylinder.

### Bedroom 1.

A good double with built in wardrobe.

### Bedroom 2.

A good size second bedroom with an open view.

### Bedroom 3.

A great third bedroom.

### Bathroom

A four piece fully tiled refitted suite comprising a panelled bath with mixer tap, shower cubicle, wash hand basin with vanity cupboard, further cupboards, WC, wall mounted TV, heated towel rail and a frosted window.

### Outside

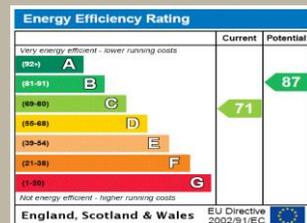
A block paved driveway provides private driveway parking for two vehicles side by side in front of an integral garage measuring internally 4.84m x 2.38m (15.88ft x 7.80ft) with an electric roll top door, light and power.

An enclosed rear garden has an undercover seating area and far raised seating platform and rear gated access measuring 10.99m x 6.13m (36.06ft x 20.11ft).

### Notes.

South Cambs District Council

Council tax band C £2,154.14 for 2025.



Cambridge  
104 Cherry Hinton Road  
Cambridge CB1 7AJ  
01223 214400

Histon  
19 High Street, Histon  
Cambridge CB24 9JD  
01223 235111

Willingham  
Stocks Corner, High Street  
Willingham, Cambs CB24 5ES  
01954 260952

Newmarket  
16a High Street  
Newmarket, Suffolk CB8 8LB  
01638 660303

GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.

1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



PHEASANT RISE, BAR HILL  
TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.  
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