



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

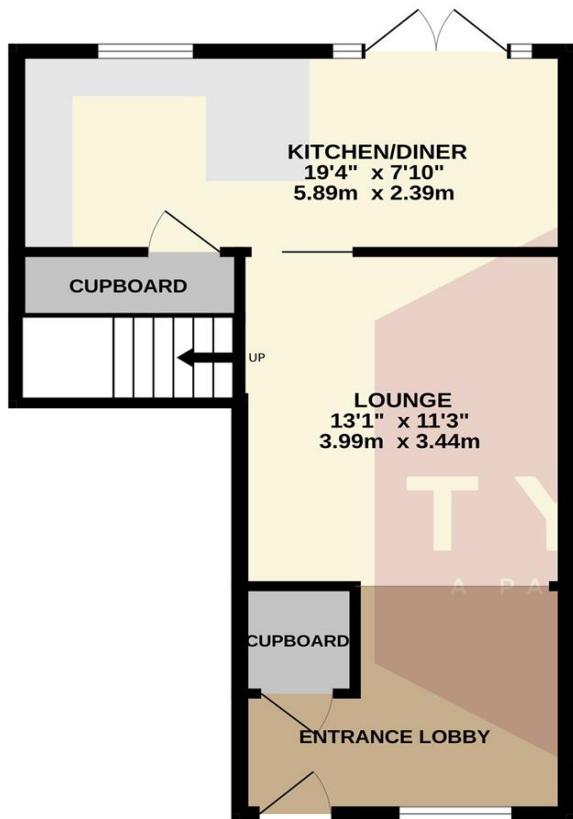
**welcome to**

## **Pheasant Rise, Bar Hill Cambridge**

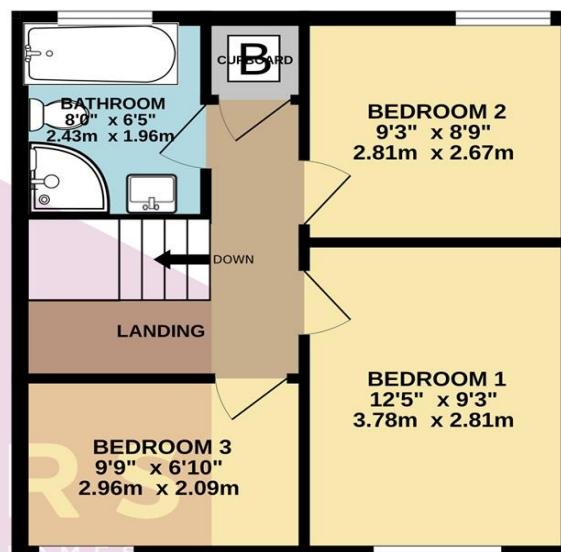
A smart three bedroom mid-terrace house with a refitted kitchen diner and four piece bathroom with a garage, parking and a good size rear garden, offered for sale with the benefit of no upward sales chain.



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



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



## Entrance Lobby

### Lounge

13' 1" x 11' 3" ( 3.99m x 3.43m )

### Kitchen Diner

19' 4" x 7' 10" ( 5.89m x 2.39m )

### First Floor

#### Bedroom 1

12' 5" x 9' 3" ( 3.78m x 2.82m )

#### Bedroom 2

9' 3" x 8' 9" ( 2.82m x 2.67m )

#### Bedroom 3

9' 9" x 6' 10" ( 2.97m x 2.08m )

### Bathroom

8' x 6' 5" ( 2.44m x 1.96m )

### Outside

PHEASANT RISE, BAR HILL

TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

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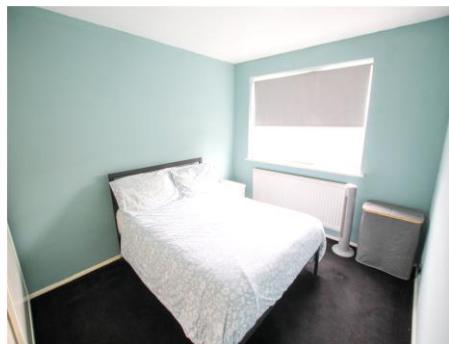
## Pheasant Rise, Bar Hill Cambridge

- 3 Bedrooms
- 1 Reception Room
- Terraced
- Garden
- Off Street Parking, Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£325,000**



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Property Ref:  
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Please note the marker reflects the postcode not the actual property



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