



Pheasant Rise, Bar Hill Cambridge CB23 8SB

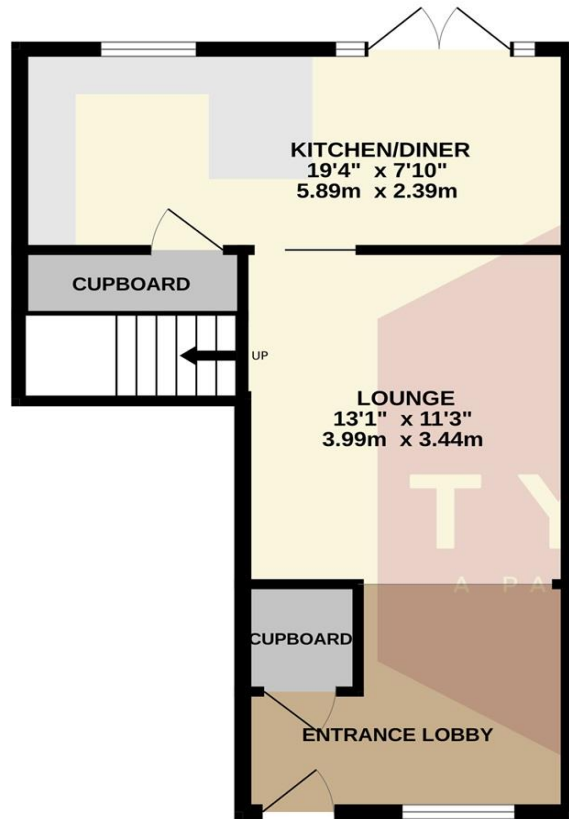
welcome to

Pheasant Rise, Bar Hill Cambridge

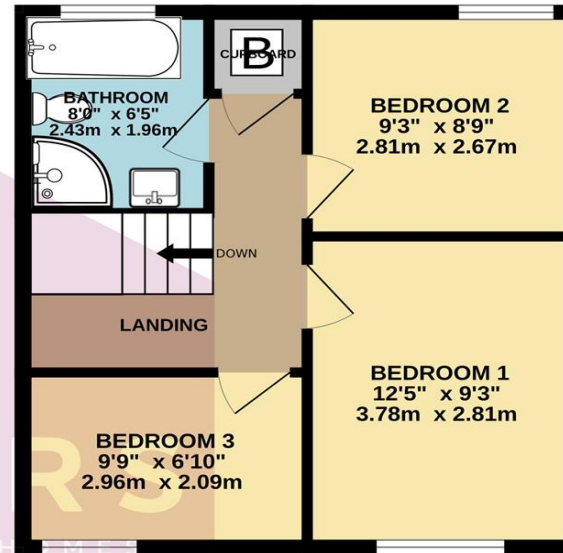
A smart three bedroom mid-terrace house with a refitted kitchen diner and four piece bathroom with a garage, parking and a good size rear garden, offered for sale with the benefit of no upward sales chain.



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.
Made with Metropix ©2025

welcome to

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



Please note the marker reflects the
postcode not the actual property

view this property online [sequencehome.co.uk/Property/WIL100006](https://www.sequencehome.co.uk/Property/WIL100006)



Property Ref:
WIL100006 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01954 260952



willingham@tylers.net



Stocks Corner High Street, CAMBRIDGE,
Cambridgeshire, CB24 5ES



[sequencehome.co.uk](https://www.sequencehome.co.uk)