



Bush & Co.

39 Pheasant Rise, Bar Hill - £1,400 PCM

A delightful three bedroom end of terrace house in a quiet cul de sac overlooking a small green in the popular 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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Bathroom

Rear tiled bathroom with shower over the bath, WC and hand basin

Garden and Parking

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

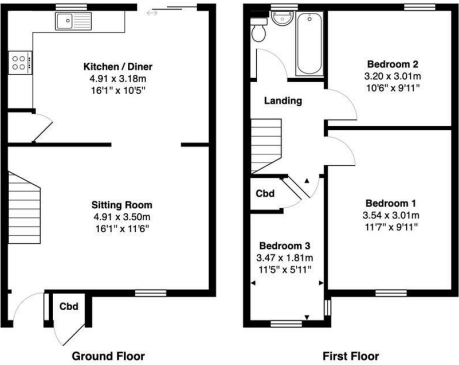
Key information

EPC Rating – C
Council Tax Band – C (South Cambridgeshire Council)
Rent – £1400 pcm (£323 pw)
Deposit – £1615
Available unfurnished 16th August 2025
Long term tenancy

- End Of Terrace House
- 3 Bedrooms
- Unfurnished
- Gas Central Heating
- Sorry, No Smokers
- Sorry, No Pets
- Rear Garden
- Off Street Parking Available
- Double Glazing
- 69 sqm / 743 sqft



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

