



Bush & Co.

## 127 Appletrees, Bar Hill - £1,250 PCM

A well presented two bedroom terraced house in the village of Bar Hill providing good access to the A14 and M11 and close to large supermarket and many other local amenities.

### Entrance Porch

Housing the boiler and tumble drier

### Living/Dining Room

Open plan living/dining room with stairs leading to first floor  
Living room has two large storage cupboards - 2.98 x 4.54  
Dining room has wood effect laminate flooring and back door leading to garden - 2.82 x 2.10

### Kitchen

8'2" x 6'6" (2.50 x 1.99)  
Rear fitted kitchen with electric hob and oven, washing machine and undercounter fridge and freezer

### Bedroom 1

10'3" x 9'8" (3.14 x 2.96)  
Rear double bedroom with double wardrobe and drawers

### Bedroom 2

6'7" x 13'6" (2.02 x 4.13)  
Front long bedroom with storage cupboard

### Bathroom

7'1" x 6'6" (2.17 x 2.00)  
Rear spacious bathroom with shower over bath, WC and hand basin

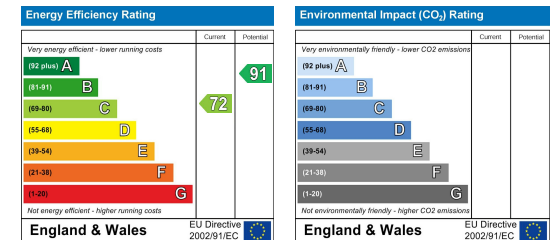
### Garden and Parking

Enclosed rear garden mostly laid to lawn with shed and rear access  
Street parking available

### Key information

EPC Rating – C  
Council Tax Band – B (South Cambridgeshire Council)  
Rent – £1250 pcm (£288 pw)  
Deposit – £1442  
Available unfurnished 22nd August 2025  
Long term tenancy

- Double glazing
- Two Double Bedrooms
- Open Plan Living/Dining Room
- Sorry, No Pets
- Street Parking
- Gas Central Heating
- One Bathroom
- Rear Garden With Shed
- Sorry, No Smokers
- 57 sqm / 613 sqft



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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