



Ditton Walk, Cambridge, CB5 8QE

**CHEFFINS**



## Ditton Walk

Cambridge,  
CB5 8QE

- Minimum 12 Month Tenancy
- Available from 11/08/2025
- Unfurnished
- EPC: C
- Council Tax Band: C
- Gas Central Heating
- Garden
- On street Parking

A well presented 2 bedroom mid terraced house close to amenities and with easy access to the city centre and A14. The accommodation comprises sitting room open to dining room, kitchen, 2 double bedrooms and bathroom. Enclosed rear garden. We regret no sharers. Unfurnished. Available from 11/08/2025. EPC: C and Council Tax Band: C. <https://login.vebraalto.com/#properties/176865>



**£1,600 PCM**





## LOCATION



Ditton Walk is located within the Abbey ward of Cambridge and situated off Newmarket Road providing excellent access to amenities at Cambridge Retail Park (0.7) and access to central Cambridge (1.8 miles). The area is easily accessible by bus and car and bicycle. The property is also convenient for access to Stourbridge Common (0.5 miles), Marshalls Airport and Aerospace (1.1 miles ) and the A14 West (at Fen Ditton 1.9 miles). All distances are approximate.



## ENTRANCE DOOR

to:

## SITTING ROOM

bay window to front aspect, feature fireplace with working log burner, fitted shelving to alcoves and open to:

## DINING ROOM

stairs rising to first floor with built in cupboards beneath, arched internal window and door to:

## KITCHEN

kitchen island with breakfast bar, integrated oven and electric hob, further base and wall units, work tops, sink with window to rear aspect above, integrated dishwasher, freestanding fridge freezer and washer dryer, gas central heating boiler, Velux skylight and door to rear garden.

## STAIRS/LANDING

the bedrooms and bathroom are accessed off the landing.

## BEDROOM 1

2 windows to front aspect.

## BEDROOM 2

window to rear aspect.

## BATHROOM

shower over bath with glass shower screen, wc, wash basin with mirror above, mirrored cabinet and window to rear aspect.

## OUTSIDE

small front garden with brick boundary wall and tiled path to front door. Enclosed rear garden principally paved with lawn, flower borders, timber bicycle shelter and timber gazebo.

## LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

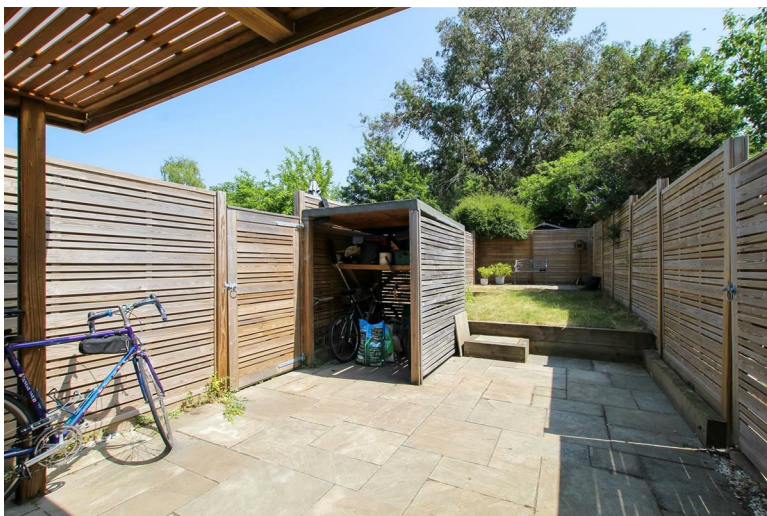
Term - Minimum 12 month tenancy

Holding Deposit - £369

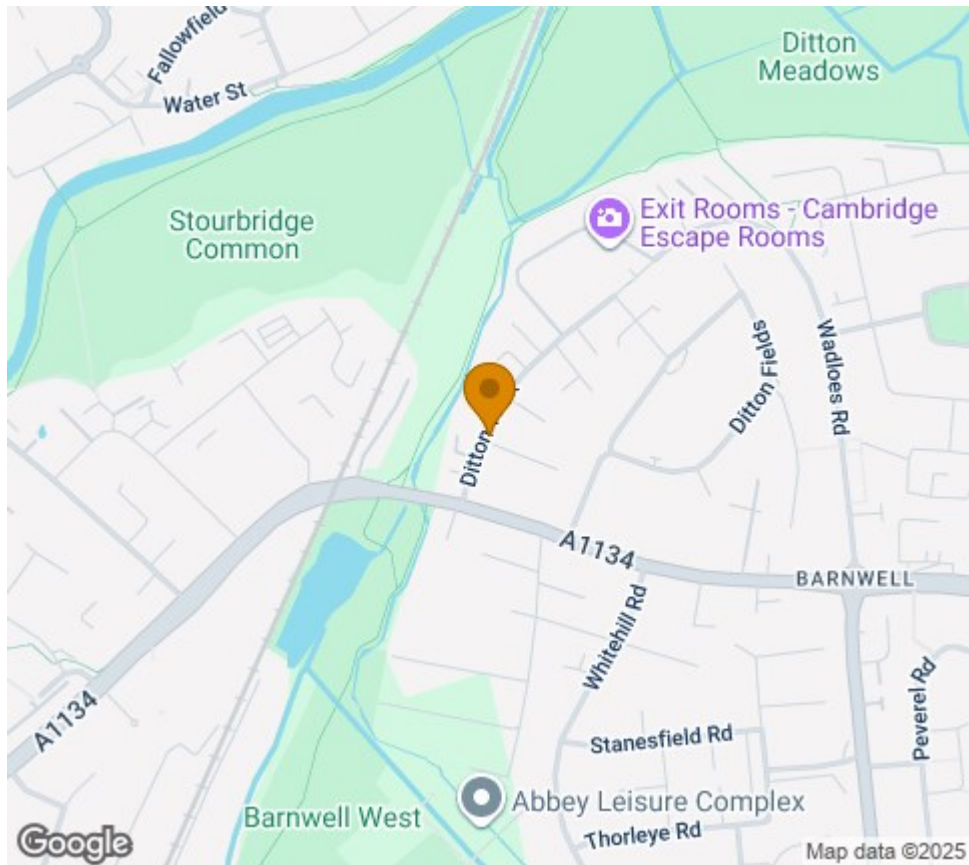
Deposit - £1846












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>84</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Agents note:

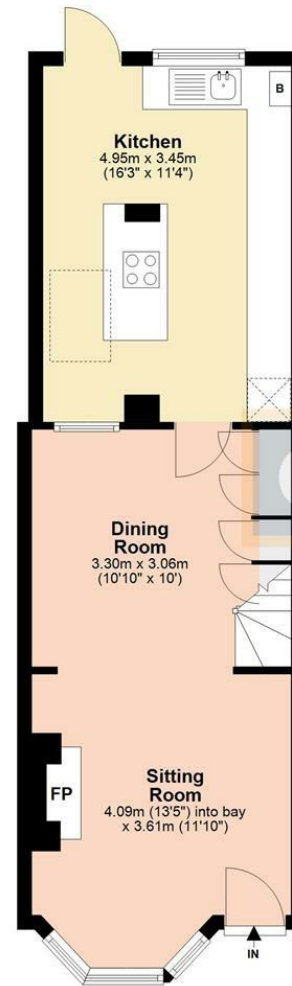
For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

### Ground Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



### First Floor

Approx. 30.2 sq. metres (325.4 sq. feet)



Total area: approx. 73.3 sq. metres (788.7 sq. feet)

