



Ditton Walk, Cambridge, CB5 8QD

CHEFFINS

Ditton Walk

Cambridge,
CB5 8QD

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, dining room, kitchen, bathroom and 2 double bedrooms. Enclosed rear garden. We regret no sharers. Unfurnished. Available from 10/08/2026. EPC: D and Council Tax Band: C.

LOCATION

Ditton Walk is situated within the Abbey ward of Cambridge, just off Newmarket Road, offering excellent access to a wide range of local amenities. Cambridge Retail Park is approximately 0.7 miles away, while Cambridge city centre lies around 1.8 miles from the property. The area benefits from convenient transport links, with easy access by bus, car, and bicycle. The property is also well placed for Stourbridge Common (approximately 0.5 miles), Marshall Aerospace and Cambridge Airport (approximately 1.1 miles), and the A14 westbound junction at Fen Ditton (approximately 1.9 miles). All distances are approximate.

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£1,475 PCM





ENTRANCE DOOR

to:

SITTING ROOM

fire place (not in use), window to front aspect and door to:

DINING ROOM

2 under stair cupboards, window to rear aspect door to stairs and door to:

KITCHEN

base units, works tops, sink with window to side aspect above, oven, electric hob with extractor above, under counter fridge with ice box, gas boiler and door to:

REAR HALL

side door to garden, cupboard housing washing machine and door to:

BATHROOM

shower over bath, WC, wash basin and window to side aspect.

STAIRS/LANDING

the bedrooms are accessed off the landing.

BEDROOM 1

feature fire place (not in use) and window to front aspect.

BEDROOM 2

window to rear aspect.

OUTSIDE

enclosed rear garden predominantly laid to lawn with patio.

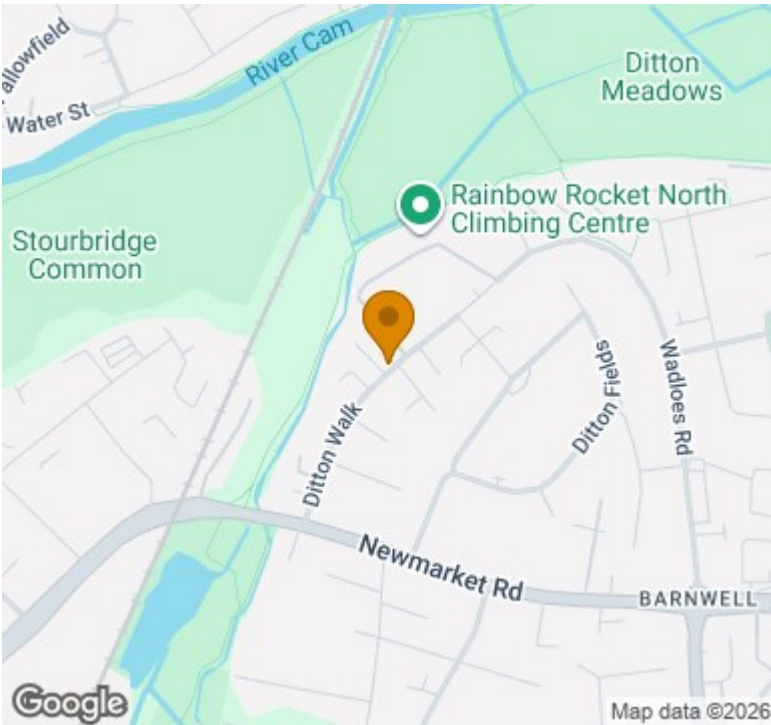
LETTING AGENT NOTES

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

Holding Deposit - £340

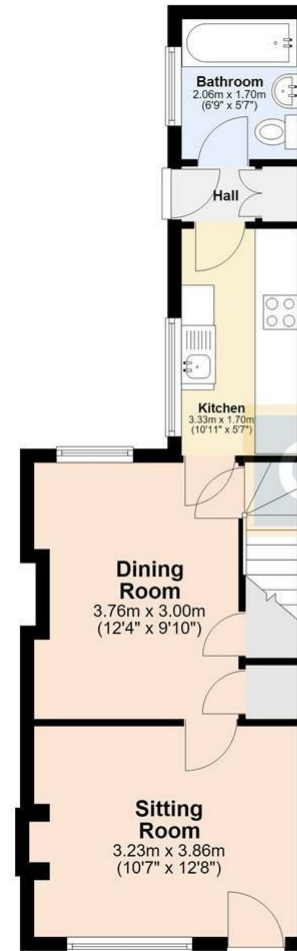
Deposit - £1701



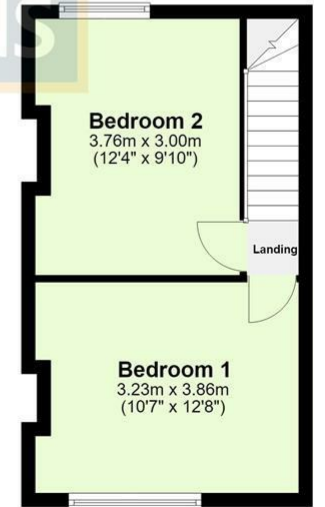


| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Ground Floor
Approx. 37.7 sq. metres (406.3 sq. feet)



First Floor
Approx. 25.7 sq. metres (276.3 sq. feet)



Total area: approx. 63.4 sq. metres (682.5 sq. feet)

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.