



Bush & Co.





## 249 Ditton Fields, Cambridge, CB5 8QH

£400,000 Freehold



Energy Rating Band C

249 Ditton Lane, is a three-bedroom mid terrace family home of brick elevations under a tiled roof, located on a no through road. The accommodation is arranged over 2 floors and measures over 924 SQFT, being sold with no onward chain.

In brief the accommodation consists; a welcoming wide entrance hallway, has stairs rising to the first floor, under stair storage cupboard.

The open plan living/dining room, is light bright and airy and measures over 21 ft in length. There is a bay window to the front aspect, patio doors open up to the rear garden.

The kitchen, has a range of matching cabinets and drawers, ample worksurfaces, space and plumbing for various appliances, dual aspect windows, a part glazed door leads to the patio.

On the first floor, there are 3 double bedrooms all accessed off a central landing, there with loft hatch, with pull down ladder the loft is part boarded, with strip lighting. The principal bedroom is a good size double with built in wardrobe.

The family bathroom has a bath with shower over, hand wash basin finished with floor to ceiling tiling. There is a separate WC off.

Outside; The property is set back from the road, with off street parking for 3 vehicles on a block paved driveway. A secure wooden gate gives access to the rear. The rear garden has a lean-to storage area, patio, the remainder laid to lawn, the whole enclosed by fencing.

Ditton Fields is situated just off Newmarket Road, the main approach road to Cambridge from Newmarket. It is just a few minutes' drive from the City's central area and Grafton Centre and is a popular area close to the river with meadow land walks within easy reach. Some excellent restaurants and local shopping, a frequent bus service and Cambridge station and Addenbrooke's Hospital are comfortably accessible.







## Exceptional service in Cambridge and the surrounding villages

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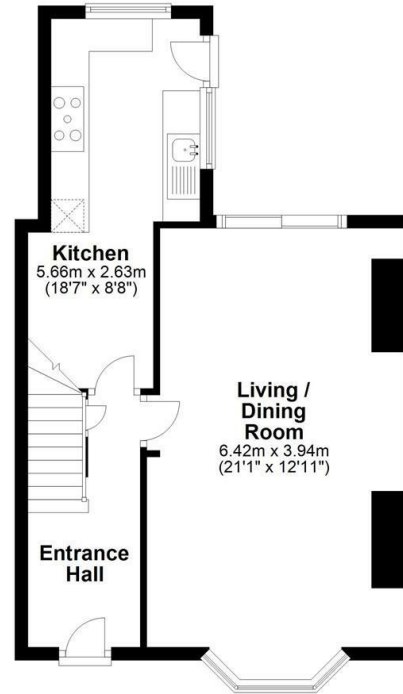
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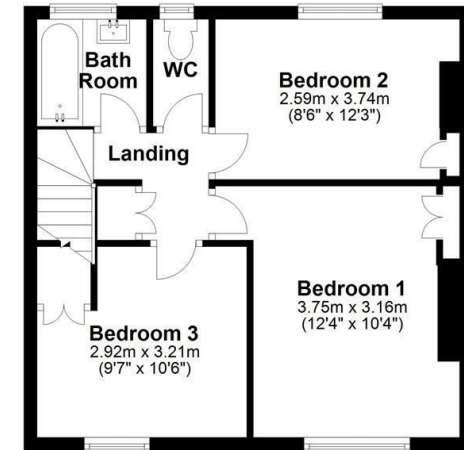
### Ground Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



### First Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



Total area: approx. 86.0 sq. metres (926.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

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