

**Ditton Walk, Cambridge, CB5 8QE**

**£1,700 Per Month**

**Council Tax Band: C**





A spacious and versatile 3/4 bedroom mid terrace house located in the popular Ditton Walk area of Cambridge, offering excellent value for renters seeking a well-located property with generous accommodation. While the house has not been recently modernised, it is clean, functional, and ideal for families, couples, or up to two unrelated sharers looking for flexible living space at a reduced rental price.

The property is arranged over three floors. On the ground floor, there is a bay-fronted room that can be used as a bedroom or second reception, a lounge/diner positioned in the centre of the house, and a separate kitchen to the rear with access to the garden. Off the kitchen is a utility area which serves as an extension of the kitchen and includes the kitchen sink, additional cabinetry, a dishwasher, and a washing machine. The utility area also has a window overlooking the rear garden.

Upstairs, the first floor offers two double bedrooms and a family bathroom with a bath and shower over. The second floor features a large third double bedroom with views over the garden.

To the rear is a private garden with a patio area and lawn. On-street parking is available at the front. The house is conveniently located within easy reach of Cambridge North Station, Stourbridge Common, the River Cam, Abbey Leisure Complex, and local supermarkets. There are also good bus and cycle routes into the city centre and towards the A14.



Open House Cambridgeshire



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	