



23 Ditton Lane  
Cambridge, CB5 8SP

**Guide price £450,000**



## 23 Ditton Lane Cambridge, CB5 8SP

- Large garden
- Updating required
- Extended accommodation
- No chain

An extended 3 bedroom, bay-fronted semi-detached house with a long garden and plenty of scope for improvement or extension, in a great location for access to the City and A14.

This family home has no chain. It has plenty of parking at the front and a long west-facing garden. There is plenty of scope to extend the house (subject to consent) but also flexibility to create a lovely open-plan modern living space within the current, extended footprint. The accommodation includes a hallway, a front sitting room with a bay window, the living/dining room is L-shaped and has a gas fire and patio doors to the lean-to conservatory with doors to the garden. The kitchen is well-fitted to maximise the space and has plenty of cupboards and worktops.

Upstairs there are three bedrooms, two are good size doubles and the third is a single/nursery room. All the bedrooms have fitted cupboards. The bathroom has a shower over the bath, basin and WC.





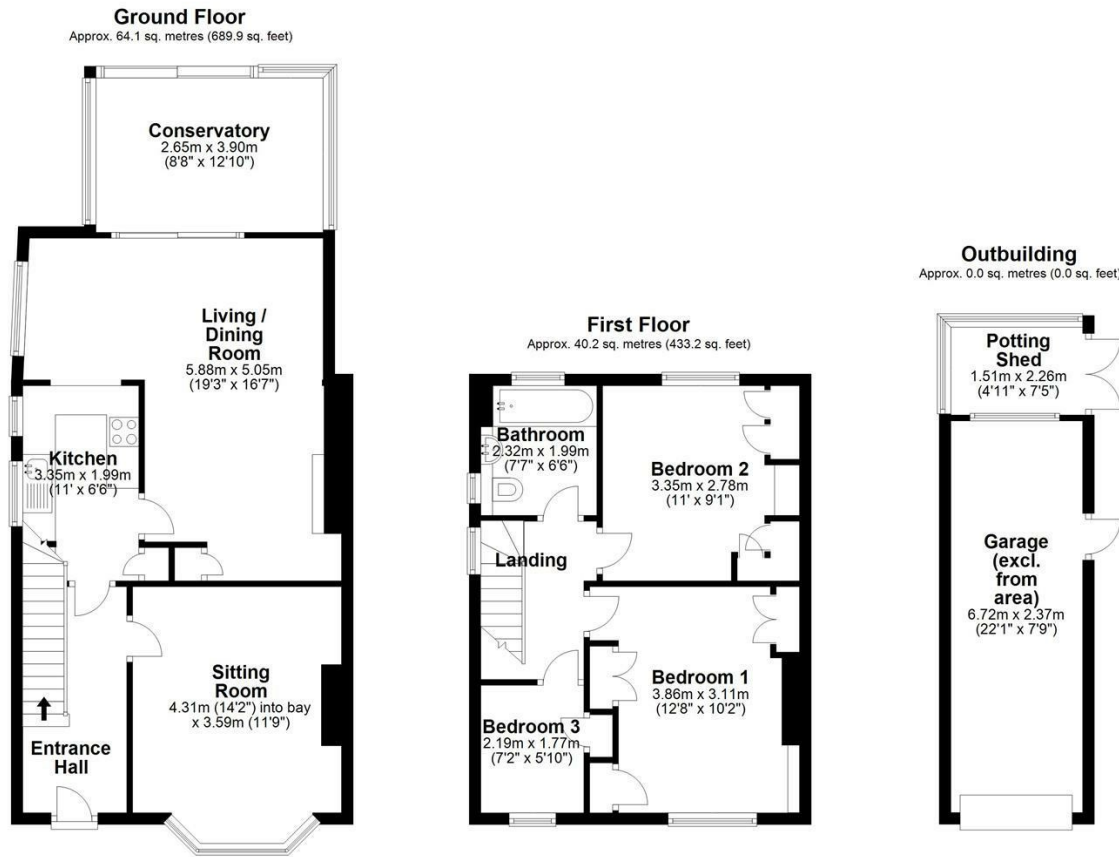
There are double-glazed windows and gas central heating, with a modern boiler located on the landing. The kitchen, bathroom and decor, whilst dated all seem to be in good order meaning purchasers could update to their own tastes once they move in.

At the front, there is a good-sized gravel parking area at the front, a driveway at the side of the house leads to a long garage with an adjoining shed. The rear garden is a really good size and mainly grassed, there is a pond and flowerbeds.

SAT NAV: CB5 8SP. What3words: ///refrained.gravest.followers



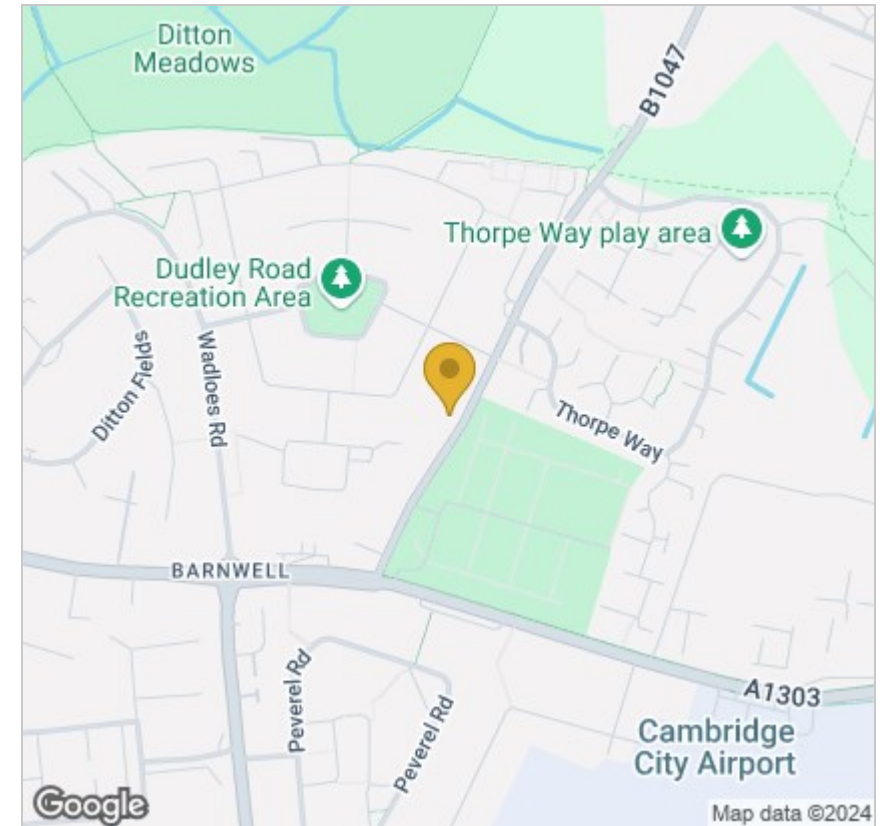
## Floor Plan



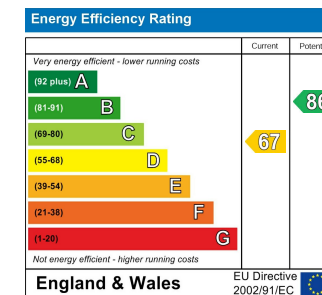
Total area: approx. 104.3 sq. metres (1123.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: D

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