



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 pets and no sharers. Unfurnished. Available now. EPC: D and Council Tax Band: C.

### 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.

2 1 2

£1,450 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

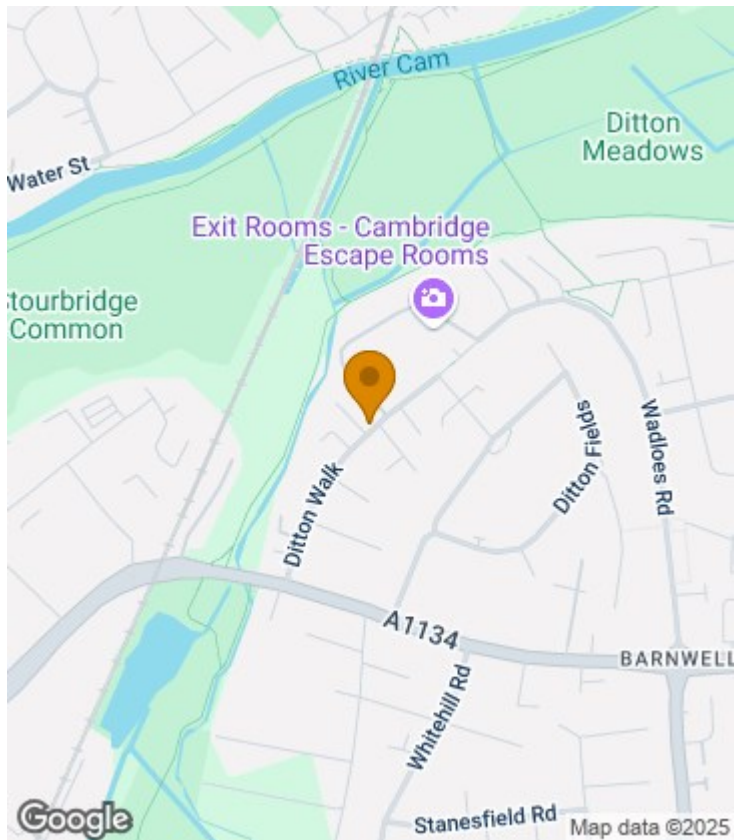
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £334

Deposit - £1673

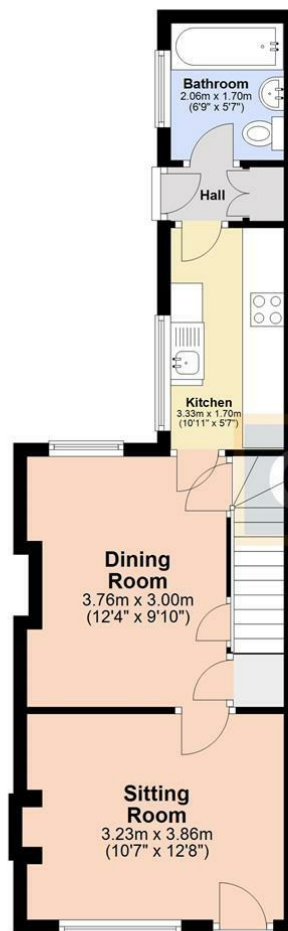




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

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.

