



Ditton Lane, Cambridge, Cambridgeshire, CB5 8SP

£1,650 pcm

Unfurnished

3 Bedrooms

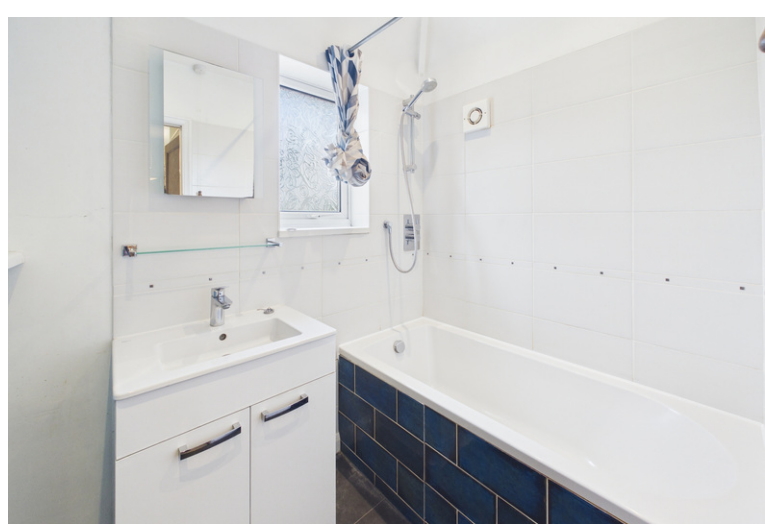
Available from 09/04/2026

EPC rating: D

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Ditton Lane, Cambridge, Cambridgeshire CB5 8SP

An unfurnished 3 bedroom semi detached property, enjoying a convenient location just to the East of the city with a large garden to the rear, off street parking and good access to the city centre.

- 3 bed property
- Gardening included in the rent
- Good access to the City
- Offered Unfurnished
- Off road parking
- Large rear garden with storage
- Modern first floor bathroom
- Conservatory opening onto garden
- Dining room with feature fireplace
- Deposit: £1903.00

Rent: £1,650 pcm

Viewing by appointment

Ditton Lane is situated just off Newmarket Road and is on the East side of Cambridge.

Local amenities can be found nearby, in addition to other well known supermarkets and the City Centre either by car or public transport.

It's location makes ideal for those working at Addenbrookes Hospital, or Marshalls airfield and the A14 is easily accessible via the B1047. Primary and secondary schooling are also available in the area.

The property boasts a modern bathroom, off street parking to front and a large rear garden to the rear with storage.

The rent includes a gardening service during the growing season and attend fortnightly.

RECEPTION HALL

5'10" x 12'7" (1.78 m x 3.83 m)

With side unit to left of front door

SITTING ROOM

11'7" x 13'10" (3.53 m x 4.21 m)

with double glazed bay window to front, contemporary real flame gas fire inset to chimney breast with stone surround. (Disconnected)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DINING ROOM

9'11" x 10'10" (3.03 m x 3.31 m)

With feature fireplace aperture with exposed brickwork and slate hearth, built in units and shelving to sides, French doors to

SUN ROOM

8'2" x 10'0" (2.50 m x 3.06 m)

UPVC double glazed conservatory with French doors to rear garden and Beko washing machine.

KITCHEN

6'5" x 7'9" (1.96 m x 2.37 m)

with free standing fridge/freezer, good range of built in wall and base units with tiled splashbacks, under unit lighting, free standing gas cooker with extractor hood over, plumbing for dishwasher, one and a half bowl stainless steel sink unit and drainer, microwave, extractor fan, wall mounted gas central heating boiler and side access to rear garden

FIRST FLOOR

BEDROOM 1

9'2" x 12'6" (2.80 m x 3.82 m)

with window to front and feature tiled fireplace

BEDROOM 2

11'1" x 10'11" (3.38 m x 3.32 m)

with window to rear

BEDROOM 3

8'6" x 7'2" (2.58 m x 2.18 m)

with window to front and wardrobe recess

BATHROOM

6'4" x 4'10" (1.93 m x 1.47 m) with window to rear, tiled bath with chrome shower unit over, fully tiled surround, shower curtain and rail, contemporary square vanity wash handbasin with shelf and mirror with back light over, extractor fan, chrome heated towel rail.

SEPARATE WC

with window to rear, wc, laminate wood flooring.

EXTERNAL

Paved driveway to front providing off road parking for 2-3 vehicles if required. Timber side gate leading onto the good sized (115 ft approx.) sunny rear garden with paved patio area adjacent to the rear of the house leading to lawn with various flower and shrub borders. Timber shed. Original garage now converted into two useful secured store areas with window to side.

Council Tax Band: D

Holding Deposit: £380

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=5175991

Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a passport
- a travel document issued by the Home Office
- an immigration status document sent to you when you were given permission to stay in the UK

All of the above must include a Home Office endorsement. For example, a stamp or a vignette (sticker) inside. This must say you have one of the following

- indefinite leave to enter or indefinite leave to remain in the UK
- no time limit to your stay in the UK
- a certificate of entitlement to the right of abode
- exemption from immigration control
- limited leave to enter or limited leave to remain in the UK, or permission to stay for a time limited period - this must cover the time you'll be renting
- a certificate of entitlement to readmission to the UK

Non British or Irish Citizens will need to obtain a share code and including the following documentation to indicate the named person may stay in the UK. <https://www.gov.uk/prove-right-to-rent/get-a-share-code-online>

Either:

- a British passport (current or expired)
- an Irish passport or passport card (current or expired)
- a certificate of reintegration or naturalisation as a British citizen

OR

Two of the following:

- a current UK driving licence (full or provisional)
- a full birth or adoption certificate from the UK, Guernsey, Jersey, the Isle of Man or Ireland
- a letter from your employer
- a letter from a British passport holder in an accepted profession
- a letter from a UK government department or local council
- proof that you currently receive benefits
- a letter from a British school, college, or university that you currently go to
- a Disclosure and Barring Service (DBS) certificate
- proof that you have served in the UK armed forces
- a letter from a private rented sector access scheme or a voluntary organisation assisting you with housing
- a letter confirming you have been released from prison within the past 6 months
- a letter confirming you are on probation from your offender manager
- a letter from the UK police about the theft of your passport

These checks need to be followed up either 12 months from the date of the previous check, or before the expiry of the person's right to live in the UK. Copies of these documents are kept and will also be sent to our reference company so they can be verified

Important

All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of the initial monies will be deemed as acceptance of these terms.

Deposit held during the tenancy:

The security deposit of no more than the equivalent of 5 weeks' rent (or 6 weeks' for a property with a rent of over £50,000 per year), is held during the tenancy and this, together with the initial rent payment, is to be received by Pocock & Shaw before the tenancy can commence.

Other costs a tenant may incur

In addition to the deposit and rent, a tenant may potentially be charged for the following when required:

1. A holding deposit of no more than one weeks' rent;
2. A default fee for late payment of rent (after 14 days);
3. Reasonable charges for lost keys or security fobs;
4. Costs associated with contract variation when requested by the tenant, at £50, or reasonable costs incurred if higher.
5. Costs associated with early termination of the tenancy, when requested by the tenant; and
6. Costs in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.