



Ditton Walk, CB5 8QE

£1,800 pcm

Unfurnished

3 Bedrooms

Available from 03/05/2024

EPC rating: C

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## 82 Ditton Walk, Cambridge CB5 8QE

Three bedroom family home, over three floors. End terrace house, has been renovated and insulation improved. Enclosed garden (neighbours access their gardens via this one). On street (no permit required) parking. Cambridge United football ground is near by. Really worth viewing.

- Three bedroom home.
- Offered unfurnished.
- Newly extended and fitted kitchen.
- Newly fitted bathroom.
- Enclosed garden with shed.
- Gas central heating.
- On street parking - no permit required.
- Easy access via the Chisholm Trail to the Cambridge North station (by bike).
- EPC rating C
- Council tax band C
- Deposit: £2076.00

Rent: £1,800 pcm

Viewing by appointment

Located on Ditton Walk, accessed from Newmarket Road, this family home has been recently improved to provide extra insulation with a vastly improved energy rating. Newly fitted kitchen and bathroom and added ground floor WC. It has an enclosed garden (which is the access route for the neighbours to their garden). Shed supplied. No permit currently required for parking on street - it is worth noting that with the Cambridge United ground near by, parking can be highly sought after on match days.

### Living room

12'5" x 9'8" (3.78 m x 2.94 m)

Bay window overlooking the street - double glazed and attractive decorative fire place. Stripped wooden floor. Lime plaster walls meaning no fixings to be applied on two walls.

### Dining room

12'8" x 9'9" (3.85 m x 2.98 m)

To the left of the entrance door is the dining room with stripped wooden flooring and nice light allowed due the sympathetic kitchen extension.

### Kitchen

12'11" x 12'8" (3.93 m x 3.87 m)

Newly fitted kitchen with induction hob and down draft extractor in central island. Slim dishwasher, washing machine and fridge freezer (free standing in corner of the dining room). Patio doors to the rear garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Ground floor WC

Tucked under the stairs off the dining room - newly fitted with WC and hand basin. This room also houses the meters.

## Stairway

The stairs run up the middle of the house and provide access to two of the bedroom and bathroom. Also access to the loft room.

## Front bedroom

12'4" x 9'7" (3.75 m x 2.92 m)

Overlooking the street with decorative fire place and double glazing. Built in cupboard.

## Bathroom

12'6" x 6'10" (3.81 m x 2.09 m)

Sylishly finished bathroom with free standing bath, corner shower cubicle (doors must be closed in use and until draining complete), double basin unit with back light mirror above and WC.

## Back bedroom

9'10" x 6'9" (2.99 m x 2.05 m)

Small double room.

## Loft room

12'9" x 10'9" (3.88 m x 3.27 m)

Steep ladder style stairs lead to the loft room which may be used as bedroom. Self closing fire door at the foot of the stairs. Pitched ceiling. Cupboard.

## Garden

Partially lawned garden with area that tenants may use as they wish. Shed. This garden provides access to the neighbours gardens and is used as such.

## General information

Parking is on street without the need for a permit. It is worth noting that match days as the Cambridge United ground are likely to make parking tricky or desirable to not move your car.

Front garden with gravel and new small hedge planting.

**Council Tax Band:** C

## 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 registration 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.