



Bush & Co.

74 Ditton Walk, Cambridge - £1,650 PCM

A delightful two bedroom terraced house conveniently located just off Newmarket Road with good access to the City Centre, nearby large supermarket, Cambridge North Train Station, A14 and many local shops and amenities.

Living Room

12'7" x 12'2" (3.84 x 3.73)
Front living room with bay window, decorative fire place and wooden floor

Dining Room

11'4" x 9'11" (3.46 x 3.04)
Located off the living room with stairs leading to first floor, under stairs cupboard and wooden floor

Kitchen

12'7" x 7'2" (3.84 x 2.19)
Rear kitchen fitted with electric hob and oven, fridge freezer and washer drier and door leading to rear garden

Bedroom 1

12'6" x 10'0" (3.83 x 3.07)
Front master bedroom with cupboard and wooden floor

Bedroom 2

8'2" x 10'0" (2.49 x 3.07)
Second bedroom with cupboard and wooden floor

IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Bathroom

12'7" x 7'1" (3.86 x 2.17)
Large rear first floor bathroom with shower over bath and cupboard

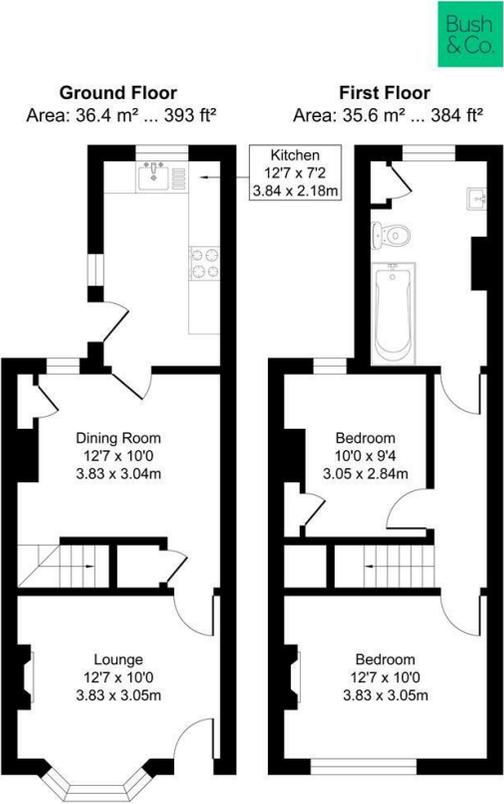
Garden and Parking

Rear garden with shed and street parking available (no permit required)

Key information

EPC Rating – D
Council Tax Band – C (Cambridge City Council)
Rent – £1650 pcm (£380 pw)
Deposit – £1903
Available unfurnished 24th April 2026
Long term tenancy

- Two Bedroom House
- Two Reception Rooms
- Large First Floor Bathroom
- 72 sqm / 777 sqft
- Sorry, No Smokers or Pets
- Rear Garden
- Street Parking (No Permit Required)
- Mostly Double Glazed
- Gas Central Heating
- Great Location



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

Environmental Impact (CO ₂) Rating	
Current	Potential
Vary environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	