



Acorn Court | Ditton Walk | Cambridge | CB5 8WT

£1,400 Per Month

COOKE
CURTIS
& CO

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A unique and well presented, two-bedroom property, over two floors with communal gardens and allocated parking. Less than two miles from Cambridge city centre and easy access to the A14.

- 53 sqm / 570 sqft
- Council tax band - C
- Gas central heating
- Unfurnished
- 2 bed, 1 recep, 1.5 bath
- EPC - C / 77
- Allocated parking
- Available September 2026

Acorn Court is a small development situated on Ditton Walk. This property is in excellent condition and is on the middle of the terrace, set back from the road.

On the ground floor is an open plan living area with the kitchen at one end. Floor to ceiling windows on the front wall and skylights in the kitchen let in a great amount of natural light. The kitchen is equipped with a gas hob, oven, washing machine and fridge. Also on the ground floor is a WC with hand basin.

The first floor comprises a family bathroom with a bath,





shower over, WC and basin. There is a double bedroom at the front of the property with large windows overlooking the courtyard. There is a second, smaller room that would make an excellent dressing room or home office.

Directly outside the property is a patio area. The communal garden is pleasant and well maintained by block management. There is one allocated parking space for the property, communal bicycle storage and a bin store. Gas central heating.

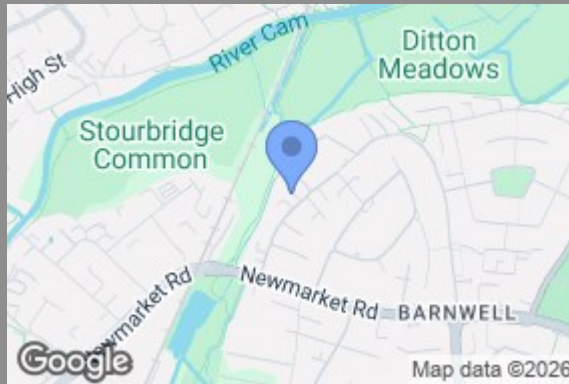
Available 25th September 2026

Ditton Walk is a very practical and thriving place to live with many local facilities with Newmarket Road's major retail parks, supermarkets and leisure facilities nearby.

It is just a couple of miles from the historic city centre and close to the pleasant riverside open space of Stourbridge Common, the Chisholm trail will be an excellent facility once complete connecting the two city railway stations.

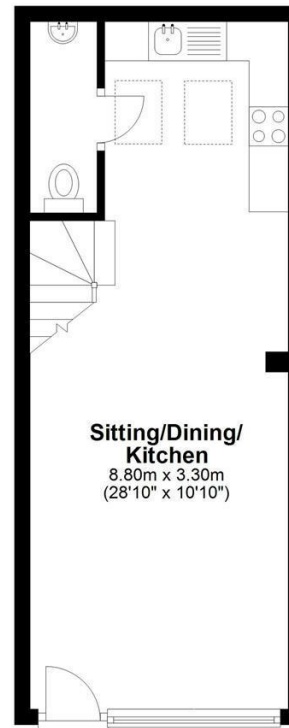
There is primary schooling at The Galfrid Academy which feeds into Coleridge Community College, which is part of the Parkside Federation.





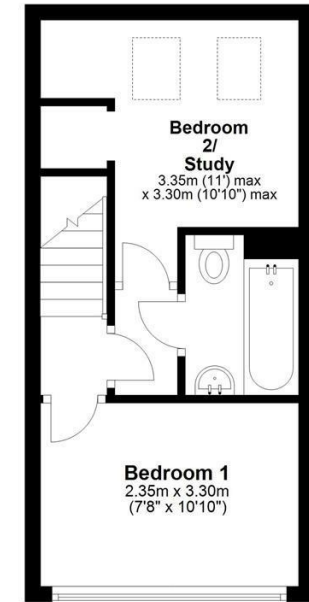
Ground Floor

Approx. 29.0 sq. metres (312.6 sq. feet)



First Floor

Approx. 23.9 sq. metres (257.5 sq. feet)



Total area: approx. 53.0 sq. metres (570.2 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

Council Tax Band C EPC Rating C

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(112 plus) A	93
(81-111) B	
(59-80) C	77
(55-58) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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