



**Ditton Fields, Cambridge, Cambridgeshire, CB5 8QQ**

**£2,600 pcm**

**Furnished**

**4 Bedrooms**

**Available from 26/04/2025**

**EPC rating: E**

**2 Dukes Court, 54-62 Newmarket Road, Cambridge, CB5 8DZ**

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## Ditton Fields, Cambridge, Cambridgeshire CB5 8QQ

A spacious 4 bedroom semi detached property enjoying a pleasant and convenient location just off Newmarket Road, close to the River Cam. Suitable for a share group of up to four people or a family.

- Furnished semi detached property
- Convenient location
- Spacious and flexible accommodation
- Gas central heating
- Double glazing
- Low maintenance rear garden
- Driveway parking to front
- Large double garage
- Viewing highly recommended
- EPC - E

Rent: £2,600 pcm

Viewing by appointment

Ditton Fields is located off Newmarket Road allowing direct and easy access to the city centre and University departments. Usual facilities are readily available including nearby shopping and a frequent bus service.

This spacious 3/4 bedroom family house offers furnished, well-proportioned and flexible living accommodation over two floors. The property enjoys a pleasant position with a decent-sized low maintenance rear garden with a southerly aspect and high degree of privacy. There is driveway parking to the front and vehicular access (if required) to the large double garage at the rear.

Offered furnished, the landlord would ideally like to let to a family but would consider 3 professional sharers who would want to use the fourth bedroom as a study.

### **STORM PORCH**

part glazed door to

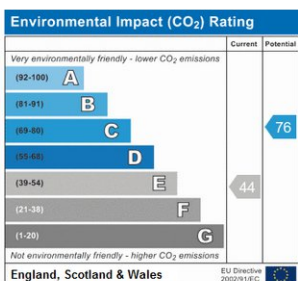
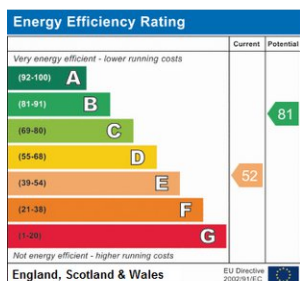
### **RECEPTION HALL**

coat hooks, understairs cupboard, doors to sitting room and kitchen, laminate wood floor.

### **KITCHEN**

10'10" x 10'2" (3.30 m x 3.10 m)

window to front, good range of fitted wall and base units, halogen hob with electric oven below and extractor hood over, one and a quarter bowl sink unit and drainer, washing machine, (no dishwasher) laminate wood floor, opening onto the



## DINING AREA

12'2" x 10'6" (3.70 m x 3.20 m)

window to front, fridge/freezer, laminate wood floor.

## SIDE LOBBY

## GROUND FLOOR SHOWER ROOM

window to rear, built in storage unit, wc, wash handbasin, shower and laminate wood floor.

## SECOND RECEPTION ROOM

11'10" x 10'2" (3.60 m x 3.10 m)

bay window to front, sliding door to hallway, opening onto a further

## RECEPTION ROOM

with doors to conservatory, fireplace with real flame coal effect gas fire and shelving to side, laminate wood floor.

## CONSERVATORY

15'5" x 10'6" (4.70 m x 3.20 m)

double glazed doors and windows to garden, wall lights.

## FIRST FLOOR

### BEDROOM 1

14'9" x 11'2" (4.50 m x 3.40 m)

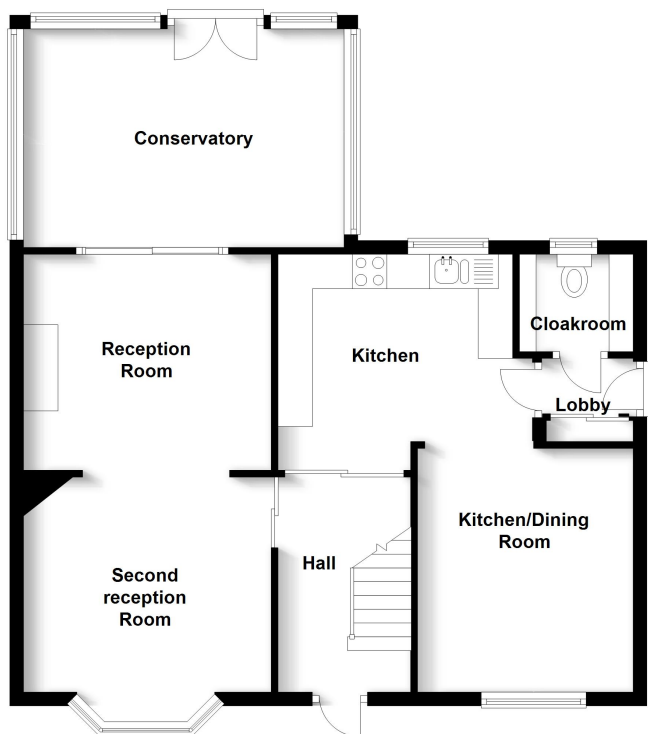
large bedroom with

built in wardrobe cupboard.

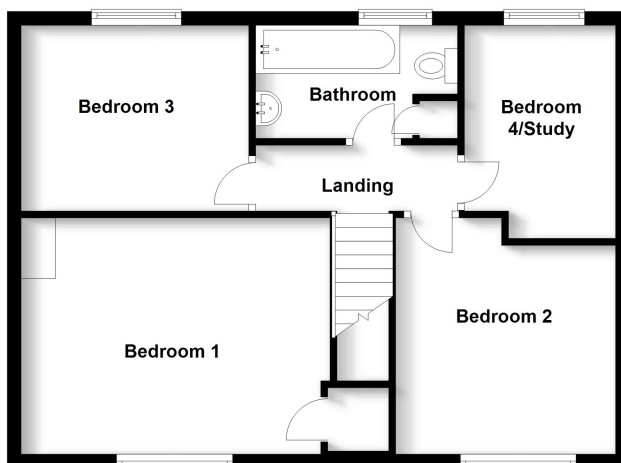
**Council Tax Band:** C

**Holding Deposit:** £600

**Ground Floor**  
Approx. 71.5 sq. metres (770.1 sq. feet)



**First Floor**  
Approx. 53.6 sq. metres (576.7 sq. feet)



## 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.