



5 Summer Court Ditton Fields, Cambridge, CB5 8RA  
Guide Price £325,000 Freehold



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**A WELL-PROPORTIONED 1970S HOUSE WITH A WEST-FACING GARDEN,  
ENJOYING A CUL-DE-SAC LOCATION JUST OFF NEWMARKET ROAD AND FOR SALE  
WITH NO CHAIN.**

- West-facing rear garden
- No onward chain
- Well-proportioned accommodation
- Cul-de-sac position
- Close to Cambridge North Station
- Plenty of parking

This nicely positioned 3-bedroom end of terrace house is situated in a cul-de-sac just off Newmarket Road, 2 miles east of the City Centre and a short walk from Cambridge North via the Chisholm Trail.

The accommodation comprises an entrance hall with space for coats and footwear with stairs leading to the first floor. There is a generous living/dining room finished with laminate wood flooring and benefitting from the afternoon sun. Double doors lead to the private rear garden. The kitchen has been fitted with a range of base and eye-level units and provides space/plumbing for various appliances.

Upstairs are 3 bedrooms, 2 of which are comfortable doubles. There is a bathroom and separate W.C off from the landing.

Outside the front of the property has plenty of parking on a first-come, first-served basis. There is an open-plan garden that has been paved for ease of maintenance, has 2 store cupboards and is enclosed by a picket fence. The west-facing rear garden has a block paved patio, the remainder is laid to lawn and enclosed by fencing.

The property is for sale with the advantage of no onward chain.

**Location**

Summer Court is situated just off Newmarket Road via Ditton Fields. The area is very practical being located just a few miles from the centre of Cambridge and Addenbrooke's Hospital and only 10 minutes' walk to the pleasant riverside open space of Stourbridge Common. The Chisholm trail is also in immediate proximity and provides even easier access to the two city railway stations.

There are many local facilities with Newmarket Road's major retail parks, supermarkets and leisure facilities nearby. There is primary schooling at The Galfrid Academy which feeds into Coleridge Community College, which is part of the Parkside Federation.

**Services**

All mains services connected

**Statutory Authorities**

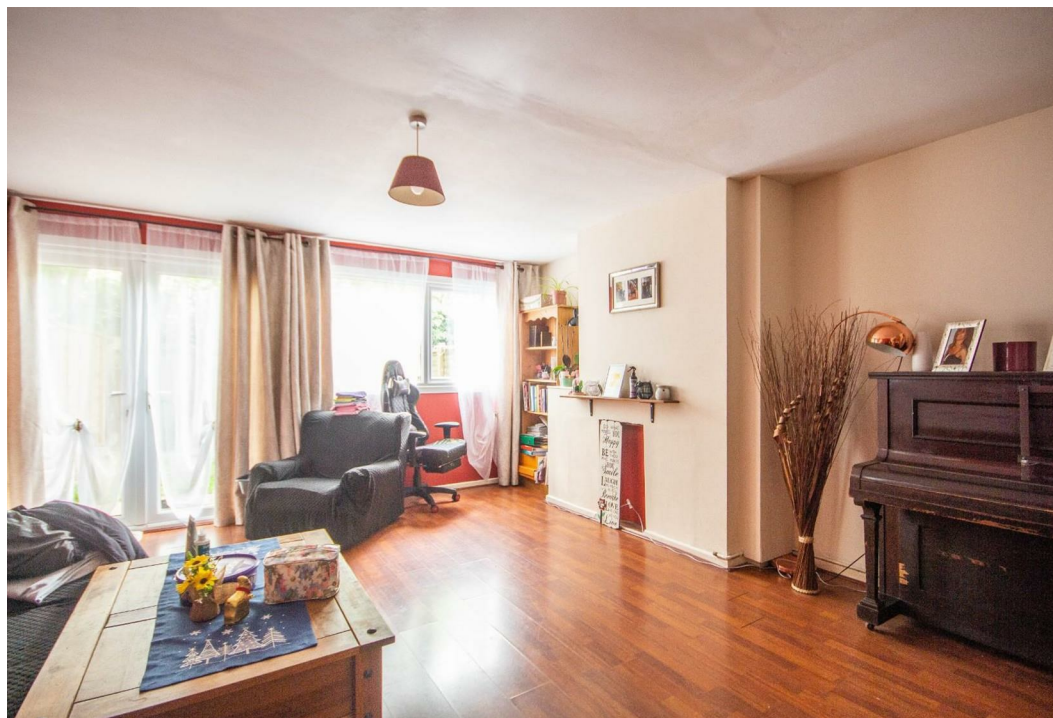
Cambridge City Council

**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

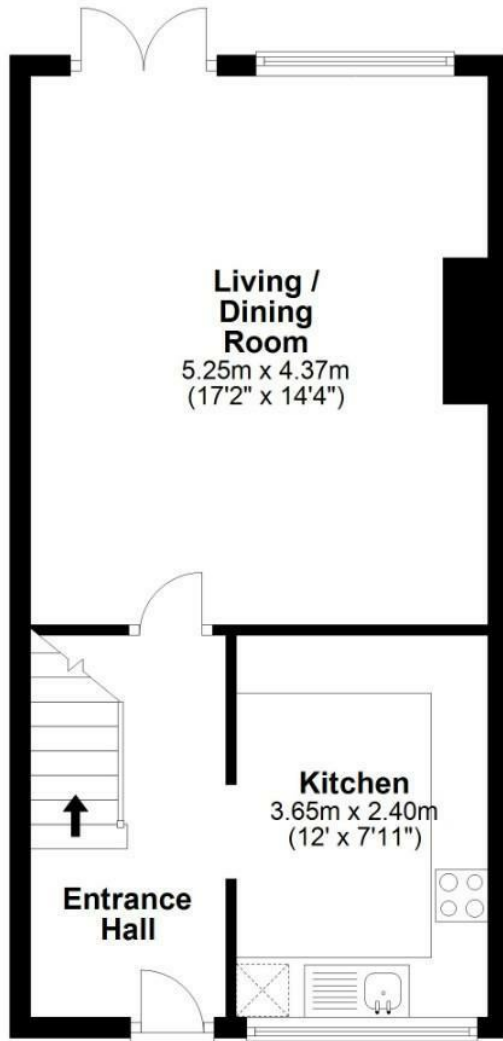
**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



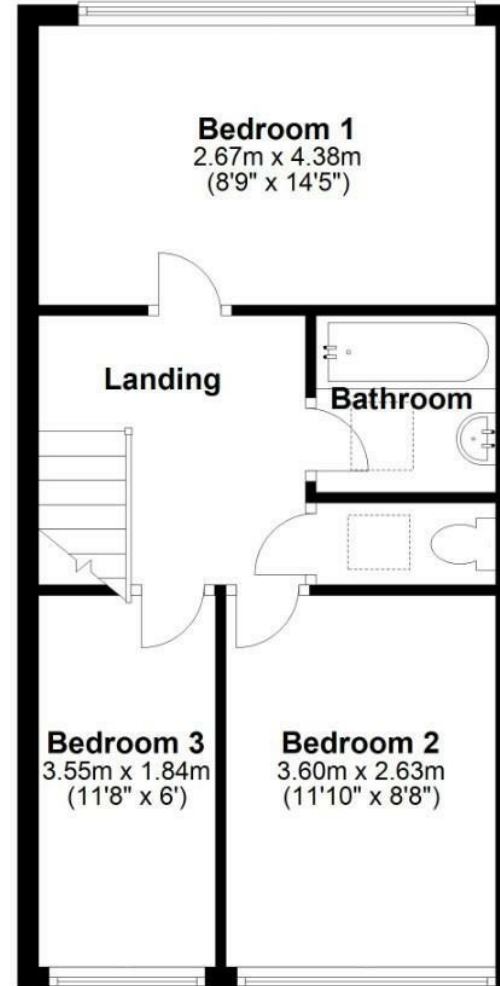
## Ground Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 79.5 sq. metres (856.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



