



## Room 2, 31 Mill Road, Cambridge, Cambridgeshire, CB1 2AB

£875 Per month

- Local amenities
- Independent restaurants & cafes
- Bustling night life
- Coffee shops

# Room 2, 31 Mill Road, Cambridge CB1 2AB

Nestled on the charming Mill Road in Cambridge, this delightful one-bedroom room offers a unique opportunity for comfortable living in a vibrant area. Built in 1900, the property exudes character and charm, reflecting the rich history of its surroundings.

The room is well-proportioned, providing ample space for relaxation and personalisation. Natural light floods through the windows, creating a warm and inviting atmosphere. The shared bathroom is conveniently located, ensuring ease of access while maintaining privacy.

Mill Road is renowned for its eclectic mix of shops, cafes, and restaurants, making it a lively hub for both residents and visitors alike. With excellent transport links, you will find yourself just a short distance from the city centre and the picturesque River Cam, perfect for leisurely strolls or cycling.

This property is ideal for individuals seeking a cosy and convenient living space in one of Cambridge's most sought-after locations. Whether you are a student, a professional, or simply looking for a charming place to call home, this room on Mill Road presents an excellent opportunity to enjoy all that this historic city has to offer.



Council Tax Band: E



## Room 2

13'2" x 11'6"

Ground floor, generous size double room with ensuite shower within a 6 bedroom licensed HMO.

Conveniently located on the ever popular Mill Road, the room comes furnished, to include a bed, chest of drawers, a desk, built in cupboard with hanging rail and extra storage cupboard above.

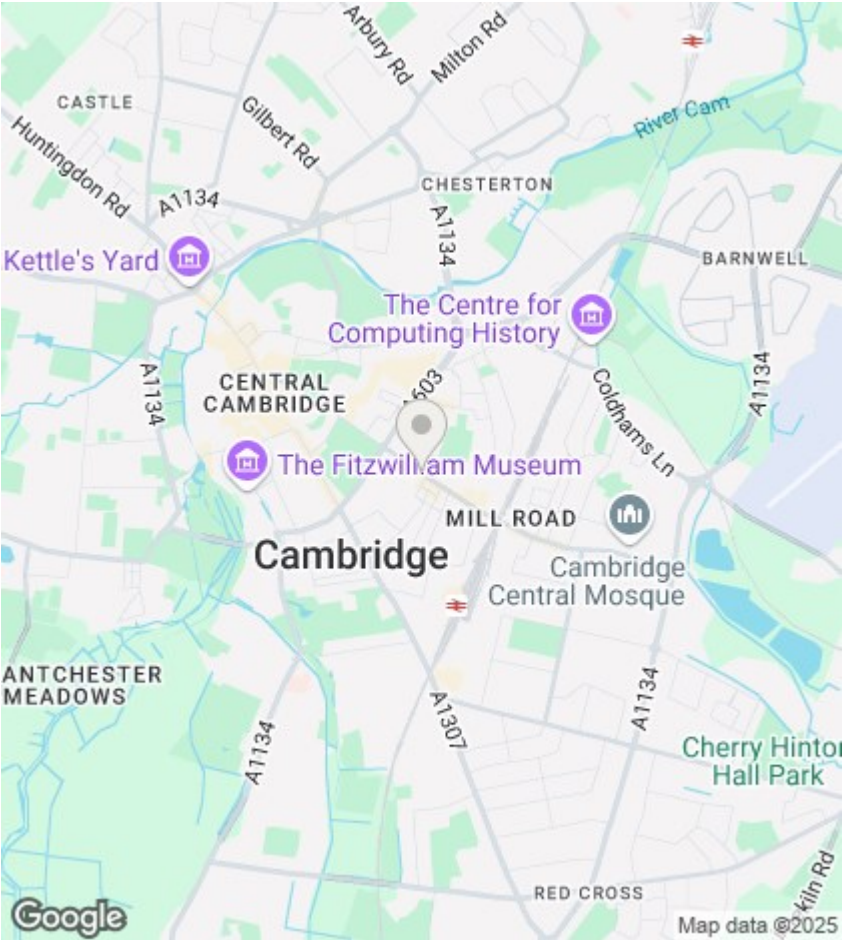
Patio doors open to rear patio area and garden with easy access to surrounding streets nearby.

This is the perfect location for a professional seeking to live within 10 minute walk to the city center but also to experience the bustling Mill Road with all it has to offer.

## Utility

Utilities all inclusive.

WiFi and Council tax included



Directions

Viewings

Viewings by arrangement only. Call 07398313902 to make an appointment.

EPC Rating:  
D

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