



## Room 5, 89 Hills Road, Cambridge, CB2 1PG

£700 Per month

- Railway Station
- Cambridge Leisure Park
- Spacious bedroom
- Bright reception room
- Close to schools
- City Centre
- Cambridge University Hospital Trust (Addenbrookes)
- Two modern bathrooms
- Good condition throughout
- Viewing recommended



# Room 5, 89 Hills Road, Cambridge CB2 1PG

Nestled in the vibrant area of Hills Road, Cambridge, this charming room offers a unique opportunity for comfortable living in one of the UK's most esteemed cities. The property features a well-appointed reception room, perfect for relaxation or entertaining guests. With one spacious bedroom, it provides a serene retreat for rest and rejuvenation.

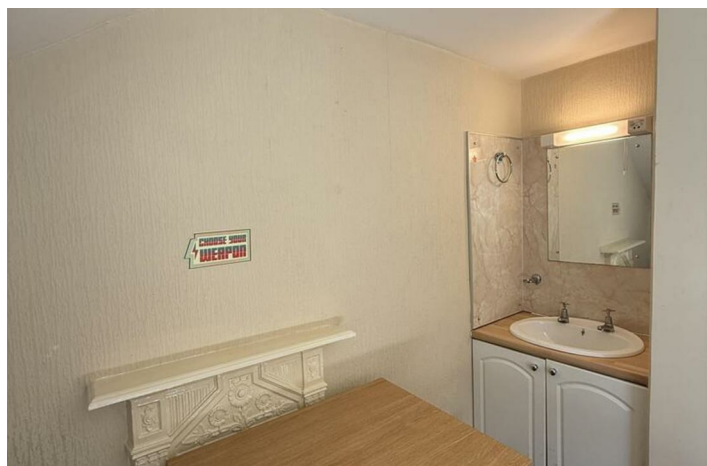
The room is complemented by two modern bathrooms, ensuring convenience and privacy for residents. This thoughtful layout is ideal for individuals seeking a blend of comfort and functionality.

Hills Road is renowned for its excellent transport links and proximity to local amenities, including shops, cafes, and parks, making it an attractive location for both students and professionals alike. The lively atmosphere of Cambridge, with its rich history and cultural offerings, is just a stone's throw away.

This property presents an excellent opportunity for those looking to immerse themselves in the dynamic lifestyle that Cambridge has to offer. Whether you are a student, a young professional, or simply seeking a new place to call home, this room on Hills Road is sure to meet your needs. Don't miss the chance to experience the charm and convenience of this delightful property.



Council Tax Band: F



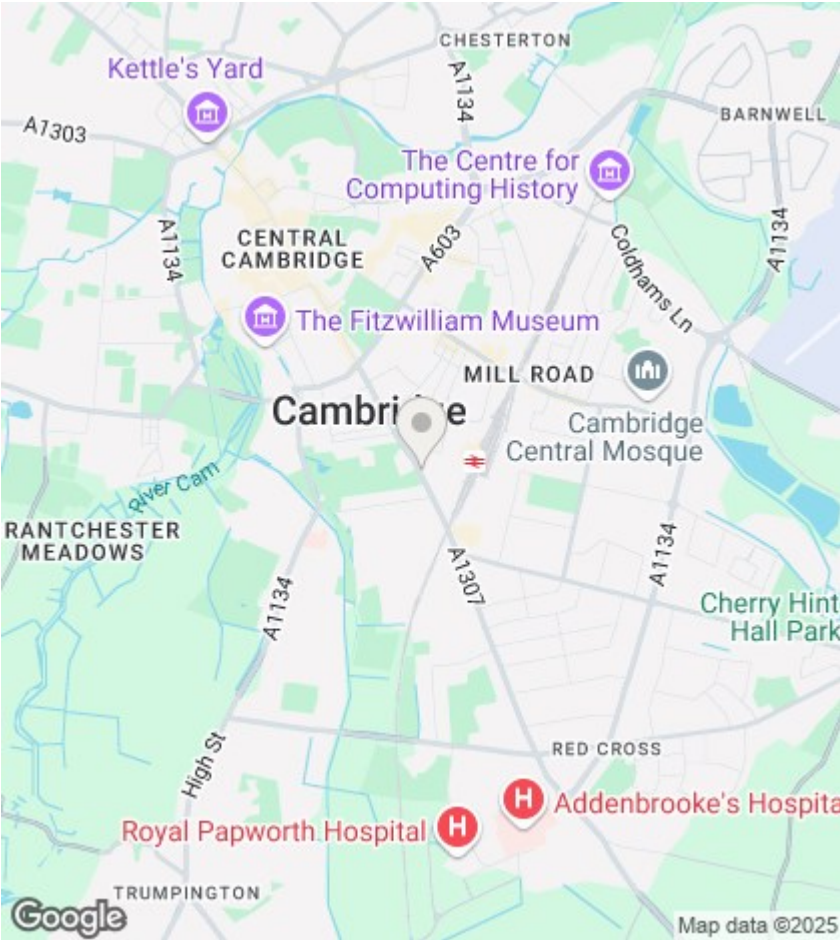
### Room 5

Good size single, second floor front attic room with sloping ceilings. Part furnished to include, single bed, bedside cabinet, chest of drawers, desk. Wash basin with base unit. Built in cupboard with hanging rail

Utilities Inclusive, also Wi-Fi and Council tax

Off street parking for one vehicle with prior landlord consent

Suitable for Professionals , mature or PhD Students



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	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	