



Room 3, 34a Mill Road, Cambridge, Cambridgeshire, CB1 2AD

£800 Per month

# Room 3, 34a Mill Road, Cambridge CB1 2AD

Charming Mill Road in Cambridge, this delightful room offers a unique opportunity for those seeking a vibrant and convenient living space.

The room is well-suited for a single occupant, providing a comfortable and private retreat in the heart of the city. Mill Road is renowned for its eclectic mix of independent coffee shops, boutiques, and eateries, ensuring that residents have a plethora of options for leisure and socialising right on their doorstep. The lively atmosphere of the area is perfect for those who enjoy a community feel, with friendly locals and a diverse range of cultural experiences.

This property is ideal for mature students (Masters or PhD) or professionals looking for a convenient base from which to explore all that Cambridge has to offer. With excellent transport links and easy access to the city centre, you will find yourself well-connected to the university, local amenities, and beyond.

In summary, this room on Mill Road presents a fantastic opportunity for anyone looking to immerse themselves in the vibrant culture of Cambridge while enjoying the comforts of a well-located living space.



Council Tax Band: A

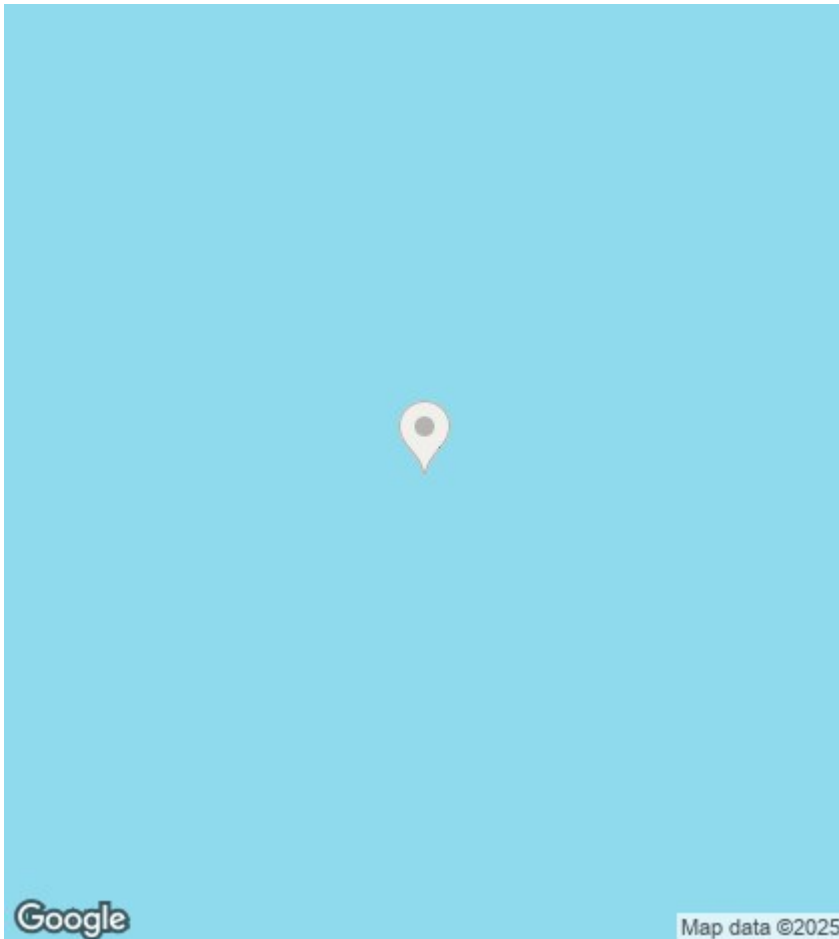
### Room 3

16'7" x 12'7"

An inviting south-facing double bedroom located on the second floor, showcasing charming sloping ceilings. The room is fully furnished with a comfortable double bed and mattress, a wardrobe, a chest of drawers, a desk, and a bedside cabinet—ready for immediate occupancy. It is an excellent choice for mature students or professionals seeking a cozy and well-maintained living space.

Please note: The extractor fan from the adjacent restaurant may occasionally produce noise, particularly when the window is open.

Front




## Directions

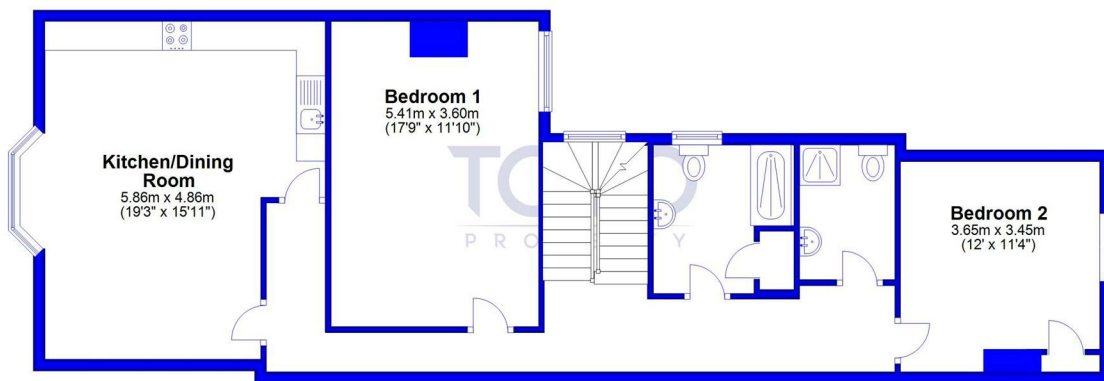
## Viewings

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

## EPC Rating:

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

Approx. 89.1 sq. metres (959.0 sq. feet)



## Second Floor

Approx. 58.9 sq. metres (634.5 sq. feet)

