



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

£800 Per month

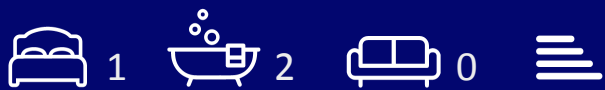
Room 3, 34a Mill Road, Cambridge CB1 2AD

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

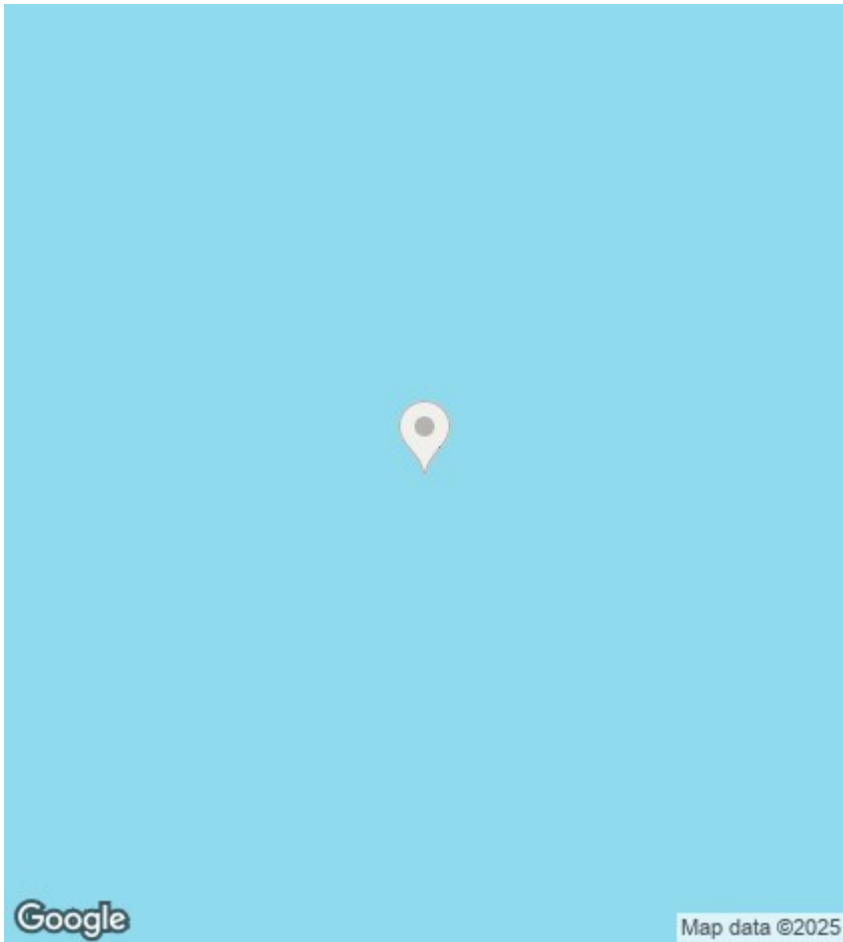
Room 3

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

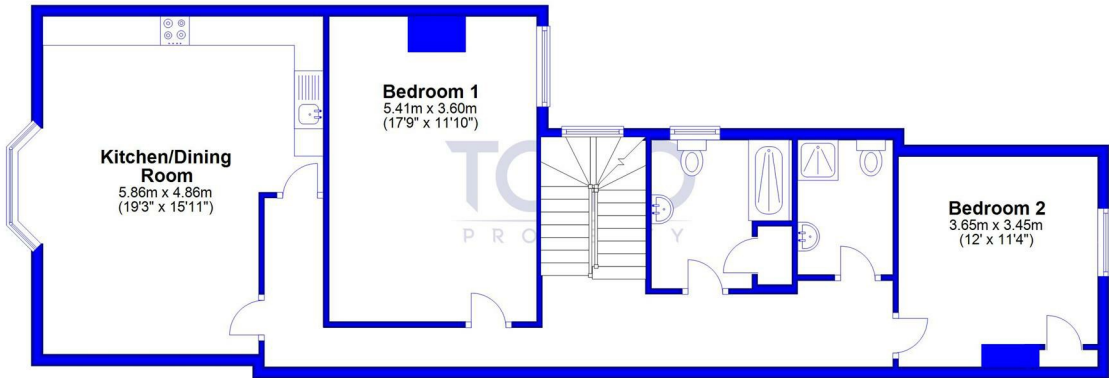
Viewings

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

EPC Rating:

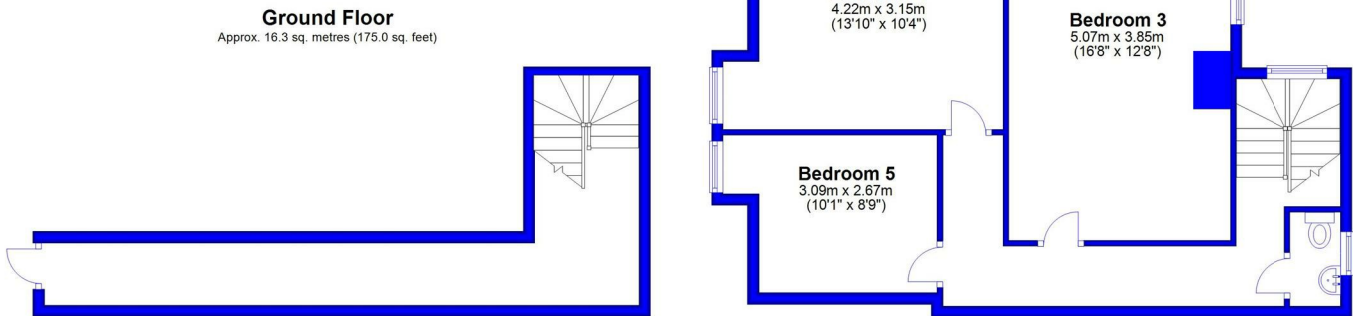
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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



Second Floor

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



Ground Floor

Approx. 16.3 sq. metres (175.0 sq. feet)