

2, Milton Road, Cambridge, CB4 1LW

£850 Per Month

Council Tax Band: D



Nestled within a shared family home, this charming large ensuite bedroom offers comfort and convenience, ideally situated near the tech savvy Science Park and A14 for effortless access to the motorway. Boasting a generous 132 square feet of space, this double bedroom features a rear garden-facing Juliet Balcony, inviting natural light and a refreshing breeze, perfect for embracing the upcoming summer mornings.

The ensuite shower room, adorned with tasteful tiling throughout, comprises a modern three-piece suite complete with an integrated WC/Basic vanity unit and a luxurious walk-in power shower.

Outside, residents will appreciate the convenience of a secure shed, ideal for bicycle storage, along with a neatly laid block-paved driveway.

Please note, this property is tailored for a single occupant only; regrettably, couples are not accommodated.

A minimum advance rent equivalent to 2 months and a refundable deposit of 1 month are required.



Open House Cambridgeshire



| 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                                   |                         | 55        |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |