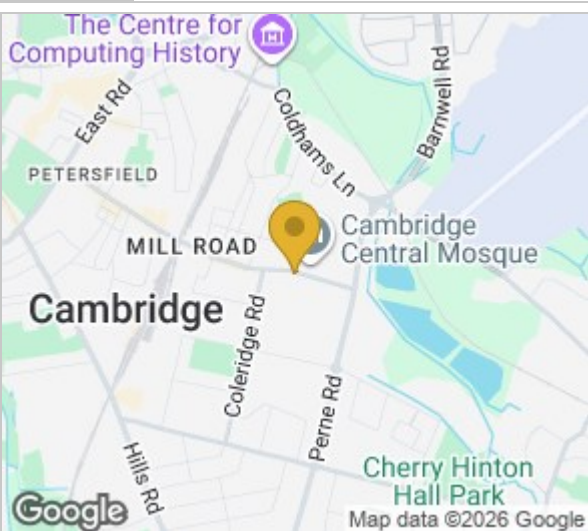




310 Mill Road, Cambridge, CB1 3NL  
£3,350 Per month

## Floor Plan



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		
	66	85

Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

## Accommodation

- Excellent student property
- Superfast broadband included
- Substantial property
- Furnished

A substantial five bedroom property conveniently located for access to the Universities and the centre of Cambridge. The property is offered furnished and benefits from superfast Virgin Business broadband, which is included in the rent.

The ground floor comprises a spacious double bedroom, a comfortable communal living room, a fully equipped kitchen, and a bathroom. From the kitchen there is direct rear access to a large back garden, which includes useful storage and side access leading through to the street.

On the first floor, the property offers four further well proportioned bedrooms along with a shower room, providing practical and well balanced accommodation for sharers.

All bedrooms are furnished with a bed, desk, wardrobe, desk and chair, making the property ready for immediate occupation. The layout and location make it particularly well suited to students seeking generous living space in a convenient setting.

Council tax band: C EPC rating: D

///frost.chops.issue



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**GRAY TOYNBEE**