



## Room 3, 31 Mill Road, Cambridge, CB1 2AB

£800 Per month

- Cambridge City Centre
- Cambridge Central Train Station
- The ever popular Mill Road

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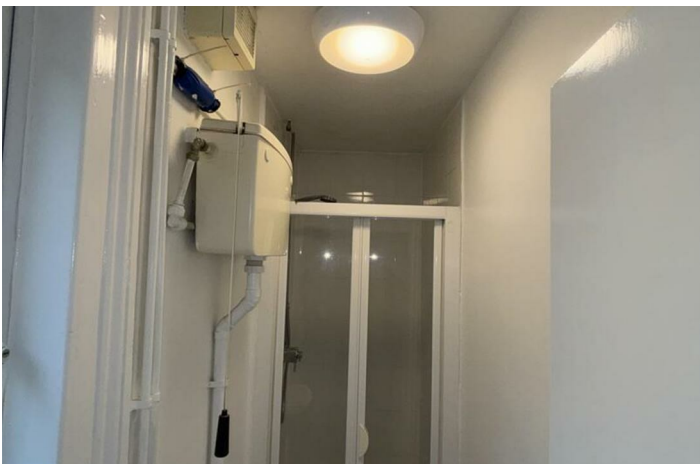
A well-appointed Professional residence, this property boasts an ideal layout for communal living

The house comprises 6 well-sized bedrooms, 4 equipped with its own ensuite bathroom, and two with exclusive use of separate bathrooms ensuring privacy and convenience for all occupants

The location on Mill Road is particularly desirable, known for its eclectic mix of shops, cafes, and restaurants, as well as its close proximity to the university and excellent transport links.



Council Tax Band: E



### Bedroom 3

11'9" x 7'5"

Ground floor rear single bedroom, part furnished, single bed, wardrobe and built in cupboard. Exclusive use of bathroom.

### Bathroom

Shower cubicle, wash basin and W/C



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  |