



## Room 4

Mill Road | | Cambridge | CB1 3NL

£875 PCM

COOKE  
CURTIS  
& CO

## Key features

- 10.4 sqm / 114.48 sqft
- 5 beds / 5 bath / 1 recep
- EPC - E
- Council Tax - included
- Single room, single occupancy
- Furnished with ensuite
- First Floor
- Available July 2026

## Description

A large single bedroom with private ensuite in a five-bedroom, first floor, shared house on Mill Road. Newly refurbished to a high standard and excellently located for Cambridge city centre, Addenbrookes and the train station.

## Directions

The Mill Road area is one of the most bustling, cosmopolitan and multi-cultural parts of the city. Its main shopping street is packed with colourful, exciting, independent businesses, shops, cafes, restaurants and bars and the surrounding streets have some of the most interesting tucked-away pubs in Cambridge. The area is within easy reach of Cambridge's historic centre, major shops and green spaces. Everything you need is just a bike ride or walk away, from schools to supermarkets, gyms to art galleries and the city's main central station is just a few minutes walk.





# Floor plans

**First Floor**  
Approx. 133.3 sq. metres (1435.0 sq. feet)



**Ground Floor**  
Approx. 5.0 sq. metres (53.7 sq. feet)



Total area: approx. 138.3 sq. metres (1488.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band    EPC Rating

**COOKE  
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