



## Room 5, 31 Mill Road, Cambridge, CB1 2AB

£800 Per month

- Popular Mill Road
- Close to train station
- 10 Minute walk to City Centre

# Room 5, 31 Mill Road, Cambridge CB1 2AB

First-floor, middle furnished double bedroom available within a well-maintained HMO property.

The room benefits from its own private ensuite shower room and comes furnished with a bed, built-in wardrobe, and chest of drawers, offering comfortable and practical living space.

Ideal for a professional seeking convenient and low-maintenance accommodation.

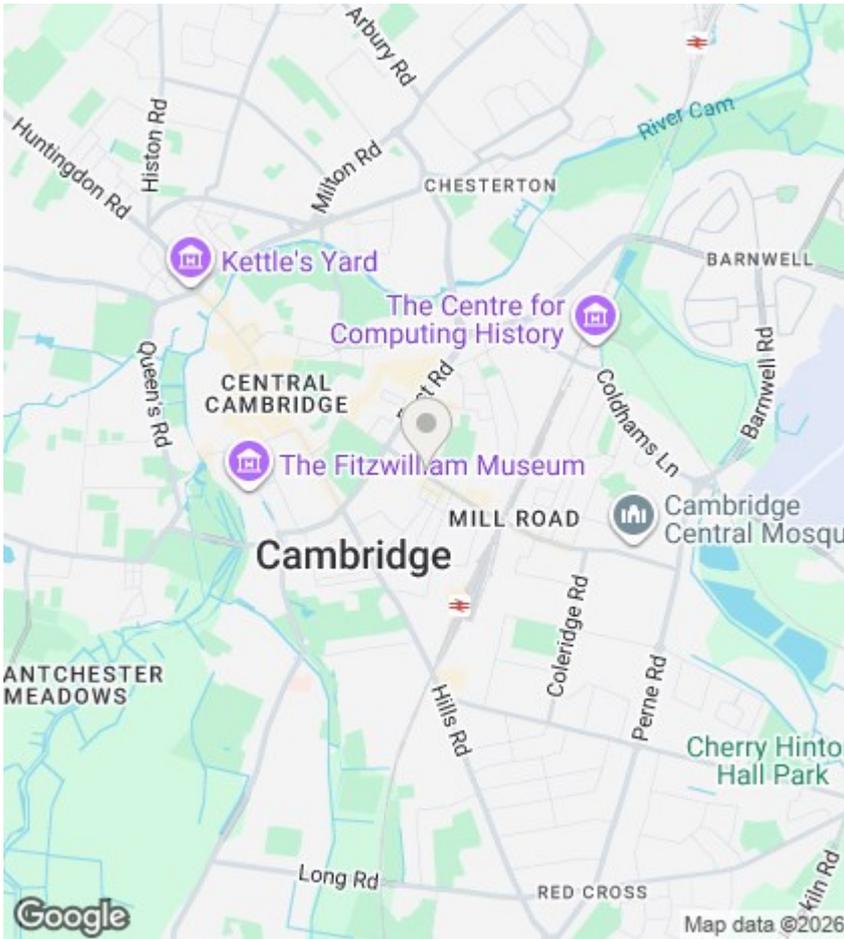
Rent inclusive of all utility charge and Wi-Fi



Council Tax Band: E







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	