

**Room 5, Milton Road, Cambridge, CB4 1LW**  
**£850 Per Calendar Month**  
**Council Tax Band: D**



Located within a well-maintained family home, this spacious double bedroom offers 170 sq ft of comfortable living space, perfect for a single professional. The room is bright and airy, enhanced by attractive bay windows, and comes fully furnished with a large four-door mirrored wardrobe, bedside table, and both single and double drawer units providing ample storage.

What sets this room apart is the exclusive use of a private bathroom, featuring a modern three-piece suite with a full-sized bathtub and overhead shower, chrome heated towel rail, integrated WC and vanity basin, plus a mirrored cabinet with a shaver/toothbrush charging socket.

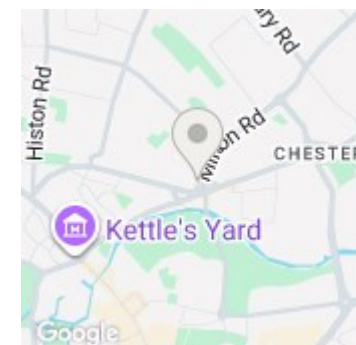
Externally, the property benefits from a neat block-paved driveway and a secure shed, perfect for bicycle storage.

Please note that this room is available for single occupancy only. Unfortunately, couples cannot be accommodated.

A minimum of two months' rent is required in advance, in addition to a one-month tenancy deposit.



Open House Cambridgeshire



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>	55	
(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	