



## Room 3

Mill Road | | Cambridge | CB1 3NL

£820 Per Month

COOKE  
CURTIS  
& CO

## Key features

- 15sqm / 50sqft
- 5 beds, 5 bath, 1 recep
- EPC - E / 51
- Council tax - included
- Gas central heating
- On road parking
- Utilities included
- Available June 2025

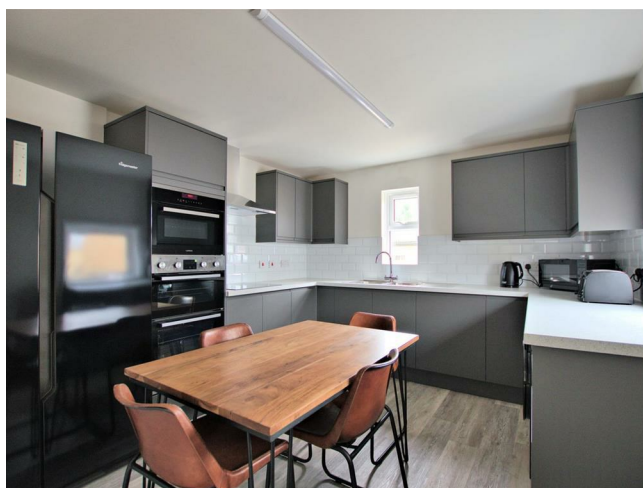
## Description

A large double bedroom with private ensuite in a five-bedroom, first floor, shared house on Mill Road. High standard accomodation and excellently located for Cambridge city centre, Addenbrookes and the train station.



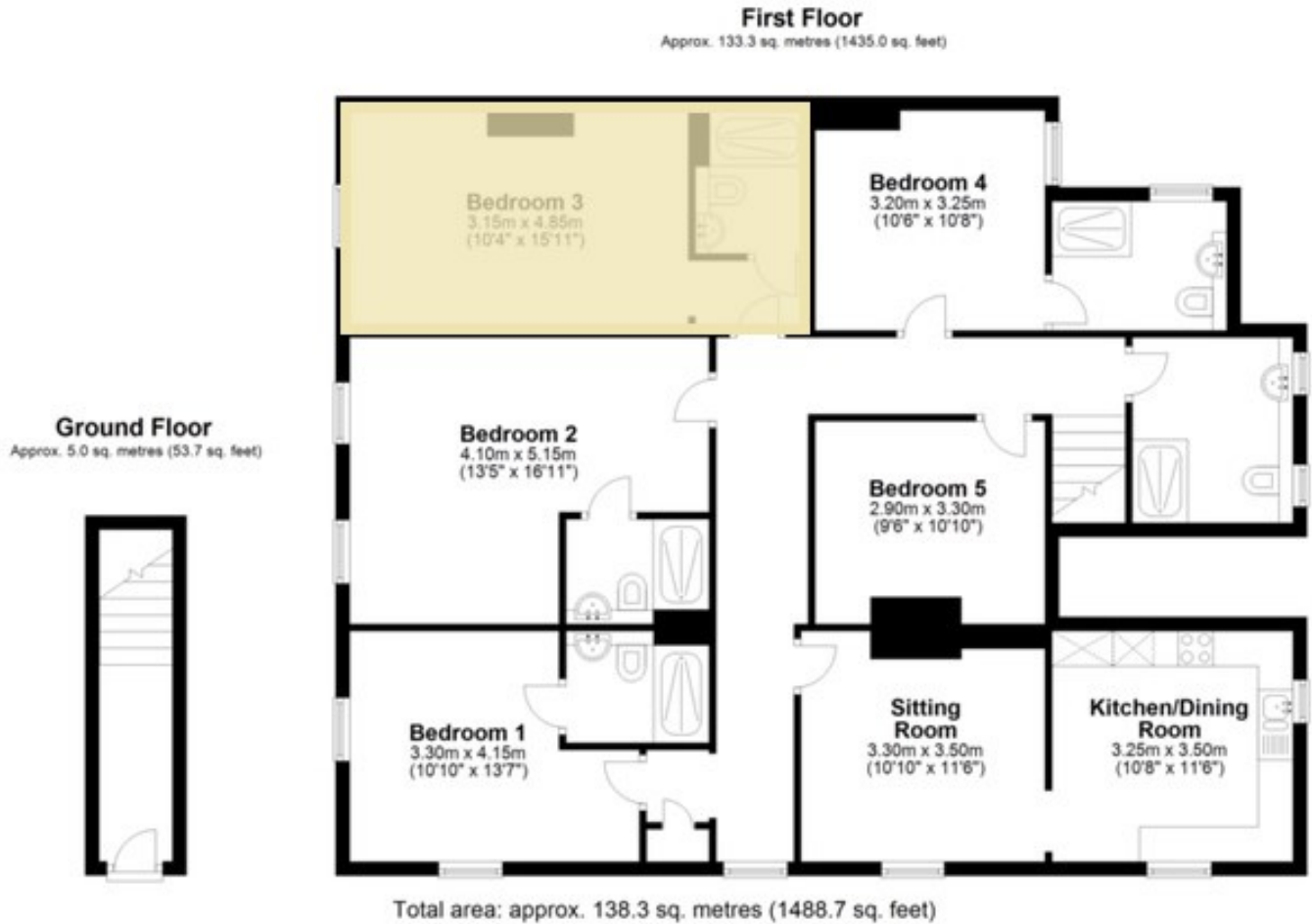
## Directions

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.



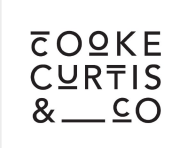


# Floor plans



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>		72
(55-68) <b>D</b>	51	
(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 **Exempt**    EPC Rating **E**



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