



25 sqm / 266 sqft

On street parking

Leasehold

Victorian

Ground floor maisonette

EPC - D / 67

1 beds, 1 recep, 1 bath

Council tax band - A

MILL STREET

A compact, self-contained one-bedroom maisonette of approximately 265 sq ft, positioned on the corner of Mill Street in a central and well-connected part of Cambridge.

An efficient, low-maintenance home suited to a single professional or investor seeking a straightforward city base within walking and cycling distance of the station and city centre.



Guide Price  
£225,000.00



10a Mill Street is a compact, self-contained one-bedroom maisonette positioned on the corner of this established city street, just to the south of central Cambridge. Arranged over a single storey and extending to approximately 24.7 sq m (265 sq ft), the property offers straightforward, low-maintenance accommodation in a location that places the city within easy reach on foot or by cycle.

The front door opens directly into the kitchen/dining room, which forms the heart of the home. The space is arranged in an L-shape, with fitted units along two walls and room for a table beneath the front window. Open shelving and timber worktops give a practical, informal feel, and there is sufficient space for everyday cooking as well as working from the table if required. A fireplace with tiled hearth provides a focal point and reinforces the sense of separation between cooking and dining areas.

To the rear, the bedroom is square in shape (approximately 3.30m x 3.29m) and comfortably accommodates a double bed along with freestanding storage. A window to the side allows for natural light while maintaining privacy from the street. From here, there is access to the shower room, fitted with a walk-in shower, basin and WC.

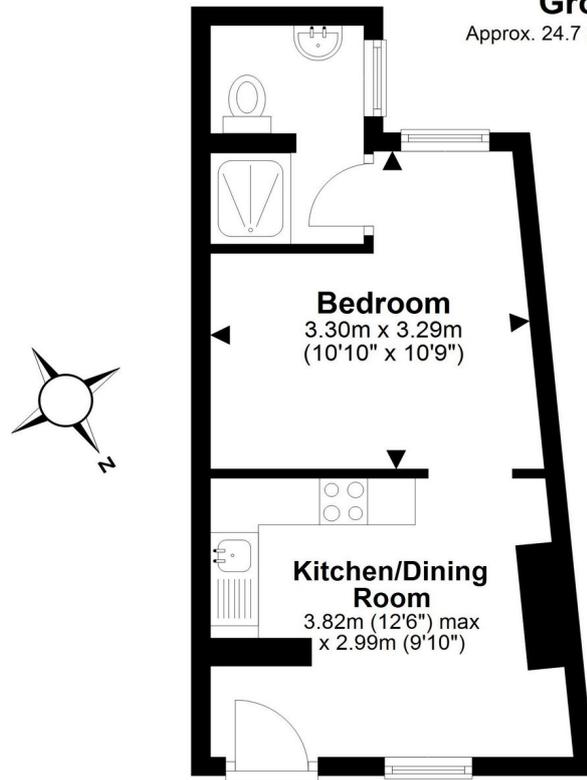
The Mill Road area is one of the most bustling, cosmopolitan and multi-cultural parts of the City. Its main shopping street is packed with colourful, exciting, independent businesses, shops, cafes, restaurants and bars and the surrounding streets have some of the most interesting tucked-away pubs in Cambridge.

The area is near to the City centre itself and is within easy reach of its historic centre, green spaces, railway station and major facilities. The Addenbrooke's hospital campus is less than 2 miles away.



## Ground Floor

Approx. 24.7 sq. metres (265.9 sq. feet)



Total area: approx. 24.7 sq. metres (265.9 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2

Plan produced using PlanUp.



COOKE  
CURTIS  
& CO

hello@cookecurtis.co.uk  
www.cookecurtis.co.uk  
+44 (0) 1223 508050

40 High Street  
Trumpington  
Cambridge CB2 9LS