



Room 4

Priory Road | | Cambridge | CB5 8HT

£575 PCM

COOKE
CURTIS
& CO

Room 4

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Cambridge | CB5 8HT
£575 PCM

First floor room in a four bedroom fully furnished house in Cambridge Centre, close to the popular Riverside area, in close proximity to a variety of amenities. With feature living room and good sized garden.

- 7 sqm / 67 sqft
- Council tax - Band D
- Gas central heating
- Room in house share
- 1 bed 1 bath 1 recep
- EPC - D/61
- On road permit parking
- Available October 2026

A well presented four bedroomed fully furnished shared house in an excellent Riverside location close to the City Centre and ARU and ideal for a group of 4 friends to share.

On the ground floor there is a stylish shared living room with feature wallpaper and decorative lighting. This leads on to spacious kitchen / dining room with a door out onto the enclosed rear garden.

The available room is on the first floor, overlooking the back garden. The shared bathroom has a modern white



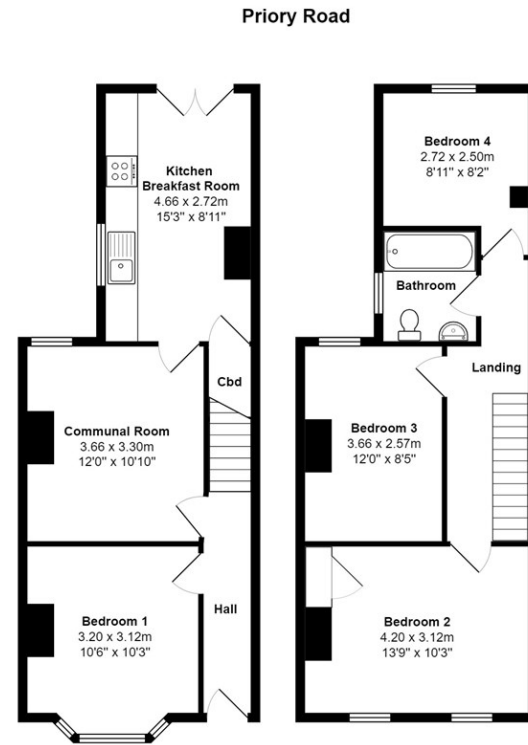
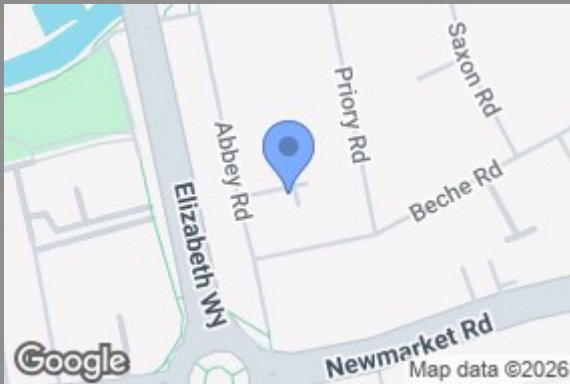
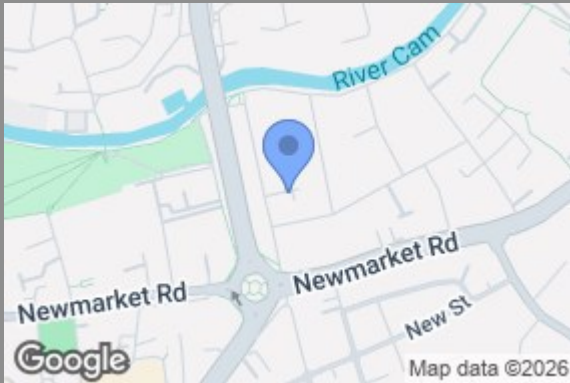


suite, bath and shower over.

The house comes with two sofas, living room accessories, washing machine, fridge freezer as well as ample cupboard space.

All rooms are for single occupation, they are individually locking and are on individual tenancies. There is permit parking on the road at the front of the house and pay and display on nearby Beche Road.

Available early October 2026.



Total Area: 84.1 m² ... 906 ft²
All measurements are approximate and for display purposes only
Plan prepared by charlesjharrison.co.uk

Council Tax Band **D** EPC Rating

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

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