



Room 3, 34a Mill Road, Cambridge, Cambridgeshire, CB1 2AD

£800 Per month

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Suitable for single or double occupancy, this comfortable room is ideally located on Mill Road, surrounded by independent cafés, shops and restaurants. Perfect for mature Master's or PhD students and professionals, the property offers excellent transport links and easy access to Cambridge city centre, the university and local amenities.



Council Tax Band: A



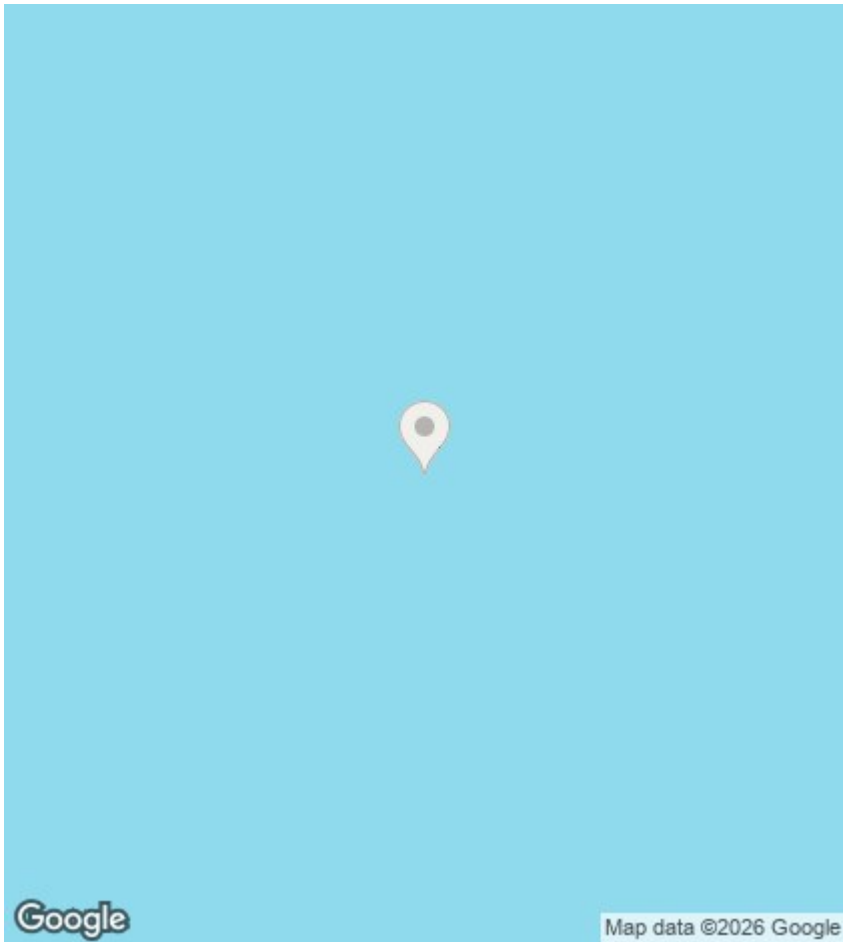
Room 3

16'7" x 12'7"

An inviting south-facing double bedroom located on the second floor, showcasing charming sloping ceilings. The room is part furnished with a double bed and mattress, wardrobe, chest of drawers, desk, and a bedside cabinet—ready for immediate occupancy. It is an excellent choice for mature students or professionals seeking a cozy and well-maintained living space.

Please note: The extractor fan from the adjacent restaurant may occasionally produce noise, particularly when the window is open.

Front



Directions

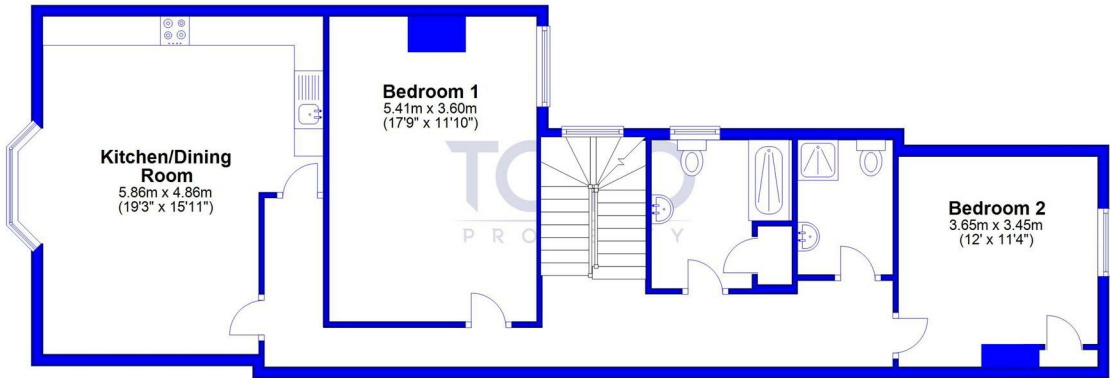
Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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	

Approx. 89.1 sq. metres (959.0 sq. feet)



Second Floor

Approx. 58.9 sq. metres (634.5 sq. feet)



Ground Floor

Approx. 16.3 sq. metres (175.0 sq. feet)

