

All together better residential property rental



## Room 4 294a Mill Road, Cambridge, Cambridgeshire, CB1 3NL

Welcome to Room 4 at 294a Mill Road, a splendid opportunity for those seeking comfortable shared living in the heart of Cambridge. This House of Multiple Occupancy boasts six well-appointed bedrooms, making it an ideal choice for students or professionals looking to share a home.

The property features a spacious reception room that provides a welcoming atmosphere for relaxation and socialising. With two showerrooms, residents will find convenience and privacy, ensuring that morning routines run smoothly. The well-equipped kitchen is a highlight, offering ample cupboard space, a cooker, a fridge/freezer, and a washer/dryer, catering to all your culinary and laundry needs. The adjoining lounge area is perfect for unwinding after a long day or enjoying time with housemates.

Situated in a vibrant area, this property is surrounded by a variety of shops and restaurants, providing easy access to all the amenities you could desire. Additionally, the proximity to the train station makes commuting a breeze, while Addenbrooke Hospital is just a short distance away, making this location particularly appealing for healthcare professionals.

All bills are included, simplifying your living experience and allowing you to focus on what truly matters. This furnished room offers a comfortable and practical living space, making it an excellent choice for those looking to settle in a lively and convenient part of Cambridge. Don't miss the chance to make this delightful property your new home.

**£750 Per month**

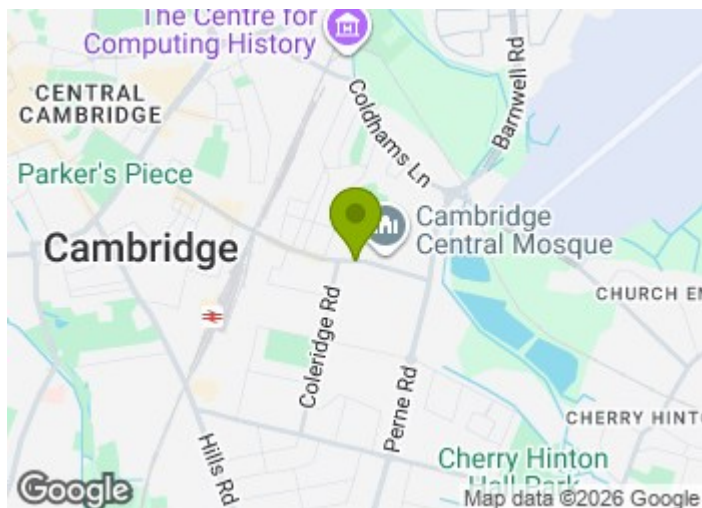
## Room 4 294a Mill Road

Cambridge, CB1 3NL



- EPC: D
- COUNCIL TAX BAND: A
- FULLY FURNISHED
- CITY CENTRE LOCATION
- ALL BILLS INCLUDED
- CLOSE TO TRAIN STATION

DISCLAIMER



Directions



## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Grange Market Street, Swavesey, Cambridgeshire, CB24 4QG  
Tel: 01223 664200 Email: [enquiries@openarch.co.uk](mailto:enquiries@openarch.co.uk) [www.openarch.co.uk](http://www.openarch.co.uk)