



## Room 1, 31 Mill Road, Cambridge, Cambridgeshire, CB1 2AB

£825 Per month

- Cambridge City Centre
- Cambridge Central Train Station
- The ever popular Mill Road

# Room 1, 31 Mill Road, Cambridge CB1 2AB

A well-appointed Professional residence, this property boasts an ideal layout for communal living

The house comprises 6 well-sized bedrooms, 4 equipped with its own ensuite bathroom, and two with exclusive use of separate bathrooms ensuring privacy and convenience for all occupants

The location on Mill Road is particularly desirable, known for its eclectic mix of shops, cafes, and restaurants, as well as its close proximity to the university and excellent transport links.



Council Tax Band: E

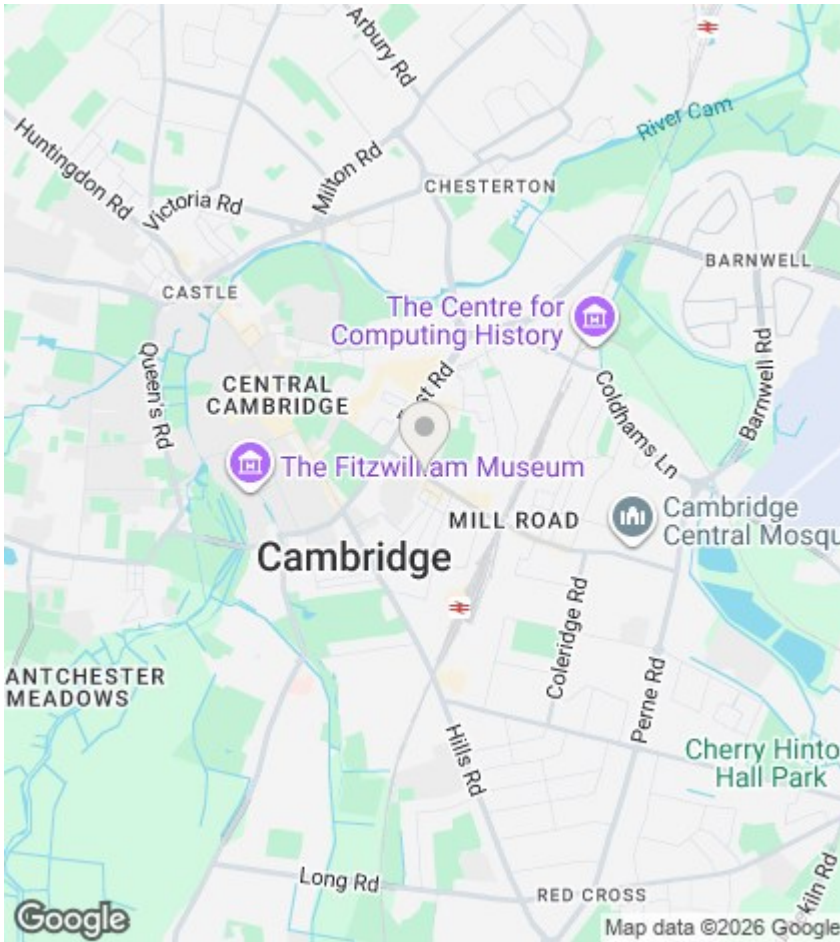


Bedroom 1

13'4" x 11'1"

Ground floor front bay window bedroom, furnished with double bed, wardrobe, chest of drawers.

En-suite shower room, shower cubicle, wash basin and W/C



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	