



## Room 5, 89 Hills Road, Cambridge, CB2 1PG

£700 Per month

- Railway Station
- Cambridge Leisure Park
- City Centre
- Cambridge University Hospital Trust (Addenbrookes)

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Hills Road is renowned for its excellent transport links and proximity to local amenities, including shops, cafes, and parks, making it an attractive location for both students and professionals alike. The lively atmosphere of Cambridge, with its rich history and cultural offerings, is just a stone's throw away.



Council Tax Band: F



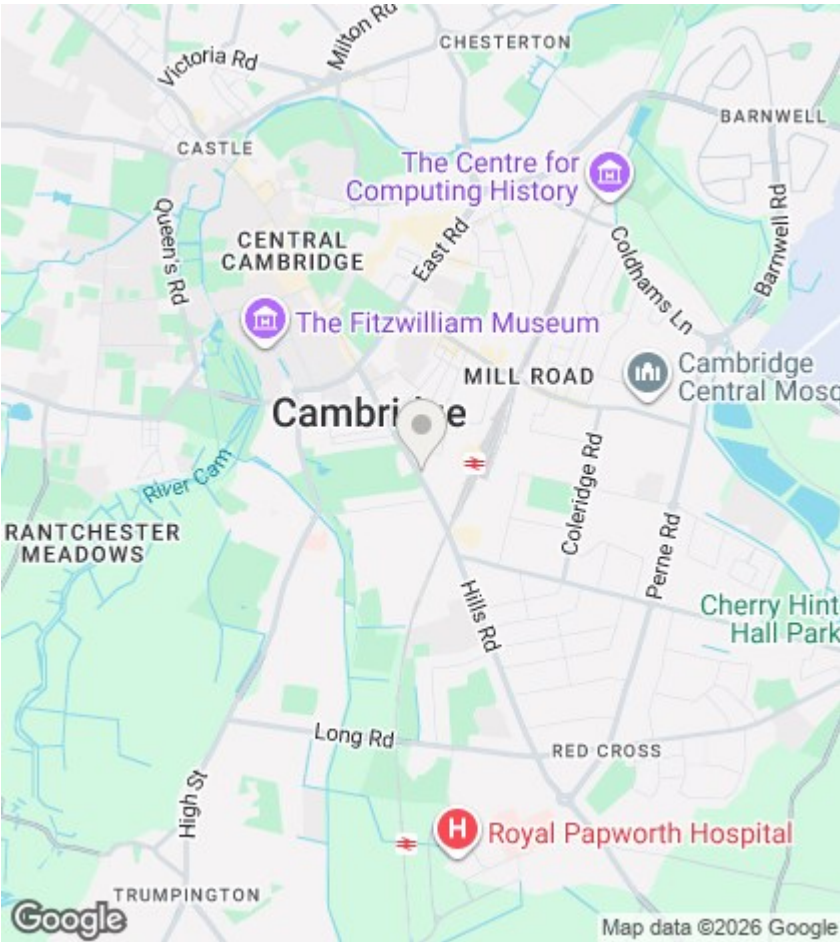
### Room 5

Good size single, second floor front attic room with sloping ceilings. Part furnished to include, single bed, bedside cabinet, chest of drawers, desk. Wash basin with base unit. Built in cupboard with hanging rail

Utilities Inclusive, also Wi-Fi and Council tax

Off street parking for one vehicle with prior landlord consent

Suitable for Professionals , mature or PhD Students



Directions

Viewings

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

EPC Rating:  
D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 64      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |