

**Room 5, Milton Road, Cambridge, CB4 1LW**  
**£750 Per Calendar Month**  
**Council Tax Band: D**



Located within a well-maintained family home, this spacious double bedroom is available for a lodger seeking comfort and privacy. Offering 170 sq ft of comfortable living space, the room is ideal for a single professional. Bright and airy with attractive bay windows, it comes fully furnished with a large four-door mirrored wardrobe, bedside table, and both single and double drawer units providing ample storage.

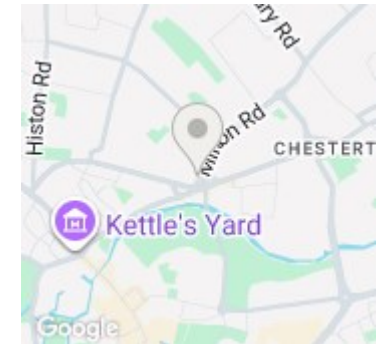
While this room is not ensuite, it more than compensates with the exclusive use of a fully private bathroom, something many en-suite rooms simply cannot offer. Rather than a compact shower room, you benefit from a dedicated private bathroom featuring a modern three-piece suite with a full-sized bathtub and overhead shower, chrome heated towel rail, integrated WC and vanity basin, plus a mirrored cabinet with a shaver and toothbrush charging socket. For those seeking an en suite style arrangement with a private shower, this private bathroom provides a superior alternative with far more space and comfort.

Externally, the property benefits from a neat block-paved driveway and a secure shed, perfect for bicycle storage.

Please note that this room is available for single occupancy only and couples cannot be accommodated. As this is a lodger arrangement within a family home, a minimum of two months' rent is required in advance alongside a one-month tenancy deposit.



Open House Cambridgeshire



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>	55	
(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	