



**Hemdean Road
Caversham, Reading, Berkshire RG4 7SX**

£2,000 PCM

NEA LETTINGS: Situated in Central Caversham, within walking distance to Reading Station, is this three double bedroom large mid terrace house. The property consists of a living room, dining room, kitchen and utility. On the 1st floor are two doublebedrooms and a bathroom, the 2nd floor have a large double bedroom. There is an enclosed garden to the rear of the property, offering both patio and lawn areas. EPC rating D.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

Hemdean Road, Reading, Berkshire RG4 7SX

- NEA Lettings
- Mid terrace house
- Unfurnished
- Permit parking
- EPC rating C
- Central Caversham
- Three bedrooms
- Enclosed rear garden
- Council tax band C
- Available 11th February

Entrance hall

Entrance hall has wooden floors, radiator and coat hooks. Staircase and glass door to dining room.

Dining room

14'7" x 11'4" (4.47 x 3.46)



Dining room has wooden floors and French doors onto garden. Feature fireplace open arch to living room open to kitchen.

Kitchen

9'11" x 9'0" (3.04 x 2.75)



Very modern and stylish kitchen with laminate wood effect floor. Appliances include a deep sink set under the window, dishwasher, electric oven, four ring hob with extractor above, wine fridge and double fridge/freezer. From the kitchen is small hallway with larder cupboard doors to garden and utility/cloakroom.

Utility/cloakroom

6'9" x 6'7" (2.06 x 2.01)

The Utility/cloakroom has a tiled floor, frosted window to garden. WC and sink, water softener and space for washing machine.

1st floor Landing

The 1st floor landing is carpeted with doors to all bedrooms and bathroom.

Bedroom one

14'7" x 9'0" (4.47 x 2.75)



Bedroom one is at the front of the house, with two windows overlooking Hemdean Road. It has lovely wooden floors, built-in storage cupboard and shelving.

Bedroom two

11'6" x 9'4" (3.52 x 2.86)



Bedroom two is has wooden floors throughout and a window overlooking rear garden plus a feature fireplace.

Bathroom

9'11" x 9'0" (3.04 x 2.75)



The bathroom has wooden floor, large window overlooking rear garden. There is a shower cubicle, bath with handheld shower, WC and sink. Storage cupboard housing boiler.

Bedroom three

18'11 x 14'8 (5.77m x 4.47m)



The 3rd bedroom is on the 2nd floor, with door from 1st floor landing and storage cupboard after door, before staircase. The bedroom is large with wooden floors, three Velux windows and a large window and wooden beams. As it is a loft conversion, the sides are low in height.

Garden

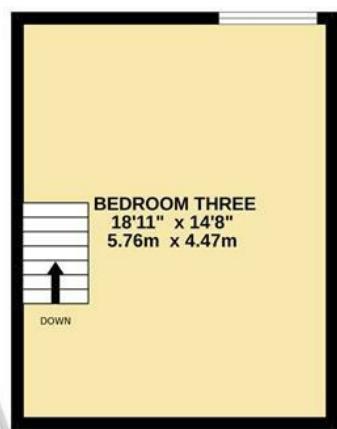
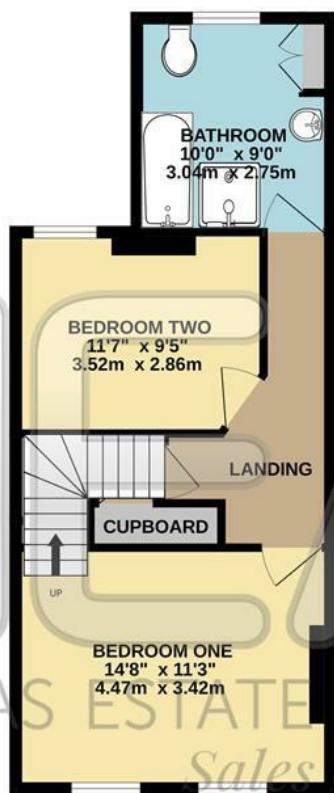
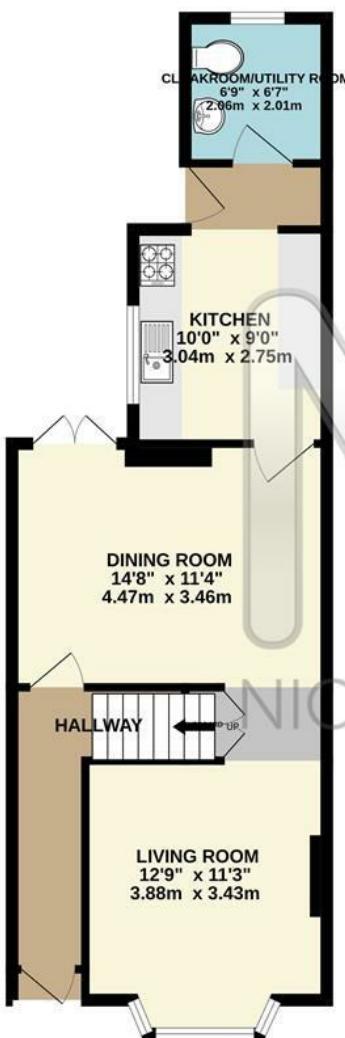


Garden has decking immediately to rear of house, rest lead to lawn with playhouse at very rear.

GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.

2ND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 1432 sq.ft. (133.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

