NICHOLAS ESTATE AGENTS
Sales & Lettings

7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040

Hemdean Road
Caversham, Reading, RG4 7SS

£2,000 Per Calendar Month

NEA LETTINGS: Situated in the heart of Central Caversham, within walking distance of Reading railway station, this larger-than-average mid-terrace home offers spacious and well-presented accommodation arranged over three floors, with three generous double bedrooms and two bathrooms. The property has been painted throughout and has a new kitchen. A spacious open-plan living/dining room features a bay window and original fireplace, complemented by a new kitchen with wooden worktops. The impressive principal bedroom occupies the second floor, with built-in wardrobes and useful eaves storage. To the rear is a landscaped garden with a paved patio, a historic bomb shelter, now used as a storage area and gated rear access. EPC Rating: D.

DISCLAIMER: These particulars are intended as a general guide only and do not form part of any contract or offer. Whilst every effort has been made to ensure the accuracy of the information provided, NEA Lettings cannot guarantee that all details are complete or free from error. Any photographs, videos, floor plans and other marketing material are believed to provide a fair representation of the property at the time they were produced. If you choose to make an offer without first undertaking a physical viewing, you should ensure that you have carried out all necessary investigations and are satisfied that the property meets your requirements before proceeding.

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- NEA Lettings
- Mid terrace house
- Unfurnished
- Permit Parking
- EPC Rating D
- Caversham
- Three Bedrooms
- Enclosed rear garden
- Council tax band C
- Available immediately

Entrance Hall
8'0" x 2'7" (2.46 x 0.8)
A well-presented, carpeted hallway with a door leading to the living room and stairs to the first floor.

Living/Dining Room
25'7" x 10'0" (7.8 x 3.06)

A spacious open-plan living and dining room featuring carpeted flooring, a bay window, a gas fireplace and a generous understairs storage cupboard. A rear window overlooks the garden, and a door leads to the kitchen.

Kitchen
10'4" x 7'5" (3.17 x 2.28)

A brand new kitchen with wooden worktops and plenty of wall-mounted cupboard space. Appliances include a 4 ring hob with extractor, oven, washing machine and fridge/freezer.

Bedroom One
10'11" x 13'2" (3.33 x 4.02)

Situated on the second floor, this spacious dual-aspect bedroom features carpeted flooring, built-in wardrobes and useful eaves storage.

Shower room on 2nd floor
10'0" x 7'1" (3.06 x 2.17)

A spacious, recently refurbished bathroom featuring a basin with built-in storage, WC and a generous walk-in shower.

Bedroom Two
12'0" x 8'0" (3.66 x 2.45)

A spacious double bedroom at the front of the property on the first floor, featuring carpeted flooring, two windows and an original fireplace.

Bedroom Three
17'3" x 25'5" (5.28 x 7.76)

A carpeted double bedroom on the second floor, with a window overlooking the rear garden.

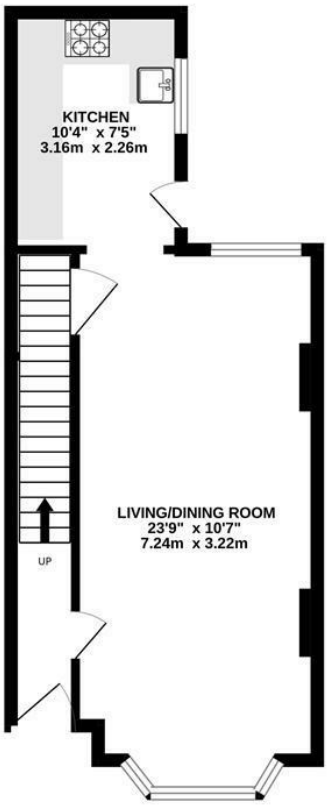
Bathroom
10'4" x 7'5" (3.16 x 2.27)

A spacious family bathroom with a full-sized bath and shower, plenty of wall-mounted storage and an airing cupboard housing a modern combi boiler.

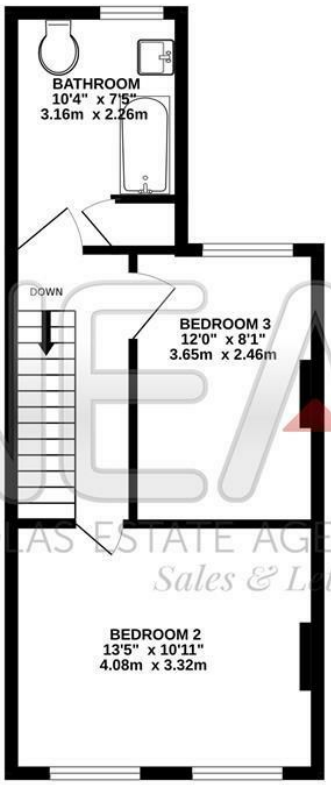
Garden

A well-presented landscaped rear garden with a paved patio area, two storage outbuildings and gated access to the communal alleyway to the rear.

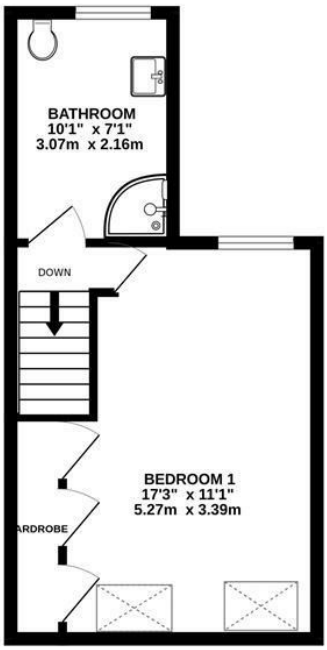
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



57 HEMDEAN ROAD

TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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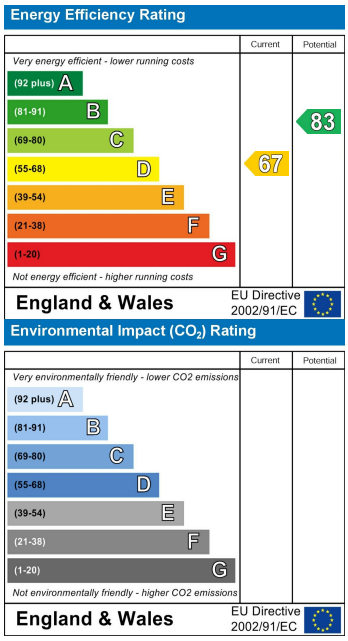

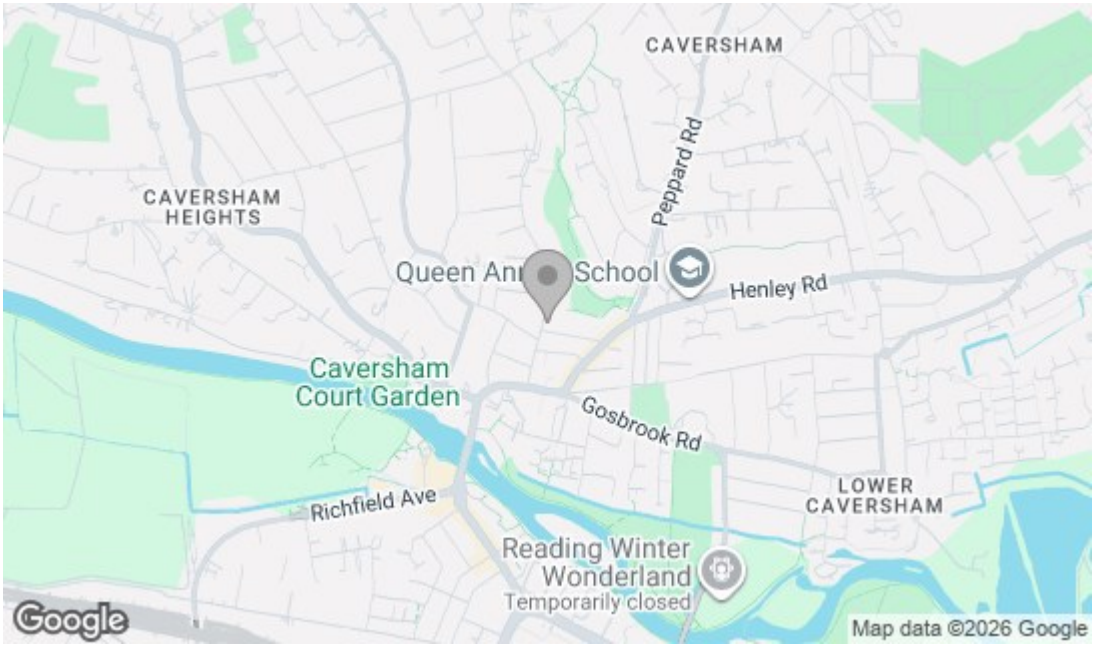

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