



## Hampden Road Caversham, Berkshire, RG4 5ED

**£1,600 PCM**

NEA LETTINGS: A well-presented two double bedroom terraced home, ideally positioned on a quiet and sought-after no-through road in the heart of Caversham. Hampden Road benefits from permit parking and is just a short walk from Reading town centre and the mainline train station, making it perfect for commuters. Offered unfurnished, the accommodation comprises a bright living room, separate dining room, and a fitted kitchen. Upstairs, there are two generous double bedrooms and a family bathroom. To the rear, the property enjoys a private enclosed garden with a decking area and a pleasant sun terrace, ideal for outdoor relaxation and entertaining. 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.

# Hampden Road, Berkshire, RG4 5ED

- NEA Lettings
- Mid terrace house
- Unfurnished
- Permit Parking
- EPC Rating D
- Caversham
- Two Bedrooms & upstairs bathroom
- Enclosed rear garden
- Council tax band C
- Available 13th May

## Living room



The front door opens into a welcoming, carpeted living room featuring a charming bay window to the front, a beautiful fireplace, and a large understairs storage cupboard. A door leads through to the dining room.

## Dining room



The dining room boasts original wooden flooring, a window overlooking the garden, a second attractive fireplace, and access to both the kitchen and the staircase to the first floor.

## Kitchen



The kitchen is generously sized and fitted in a country-style design, offering ample cupboard space. It is tiled throughout

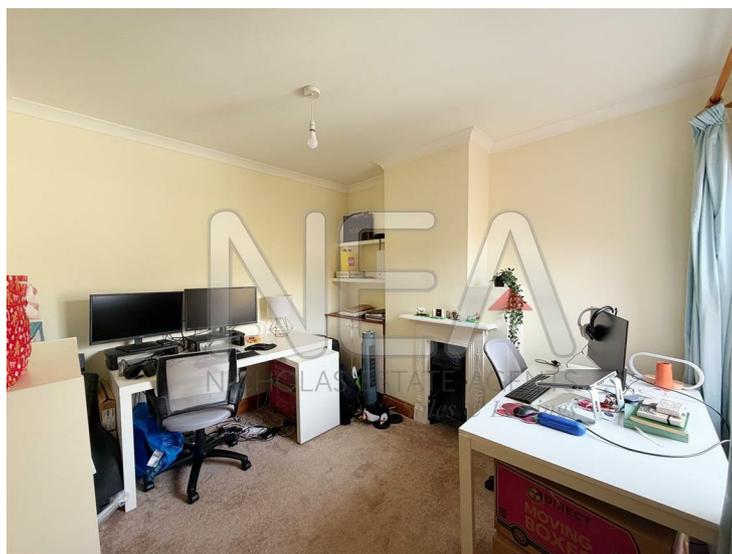
and includes a freestanding fridge freezer, double oven, gas hob with extractor, washing machine, and a one-and-a-half bowl sink with drainer, all positioned to overlook the garden.

## Bedroom One



Upstairs, the principal bedroom is positioned at the front of the property and benefits from double windows overlooking the quiet street, built-in wardrobes, and carpeted flooring.

## Bedroom Two



The second bedroom is located at the rear, enjoying views over the garden, and features carpeted flooring and a fireplace.

## Bathroom



The spacious bathroom comprises a bath with shower over, WC, wash basin, and a cupboard housing the boiler.

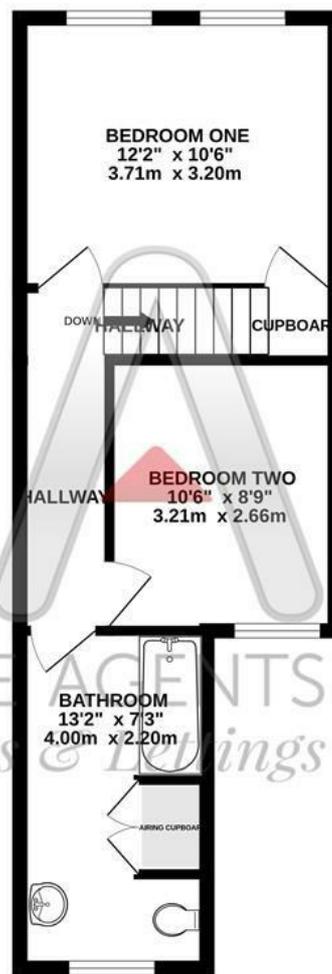
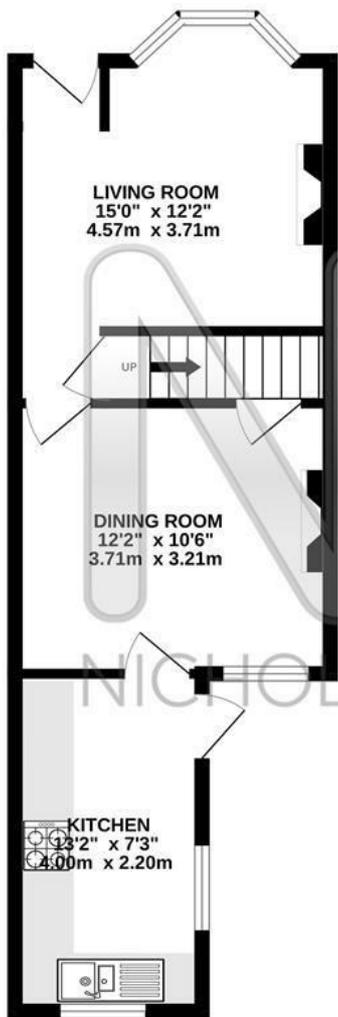
## Garden



The garden is accessed via the kitchen and is mainly paved, with a raised decking area. Towards the rear, there is an additional patio space and a shed located at the very end of the garden.

GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



NEA

NICHOLAS ESTATE AGENTS  
Sales & Lettings

TOTAL FLOOR AREA : 786 sq.ft. (73.0 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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
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