

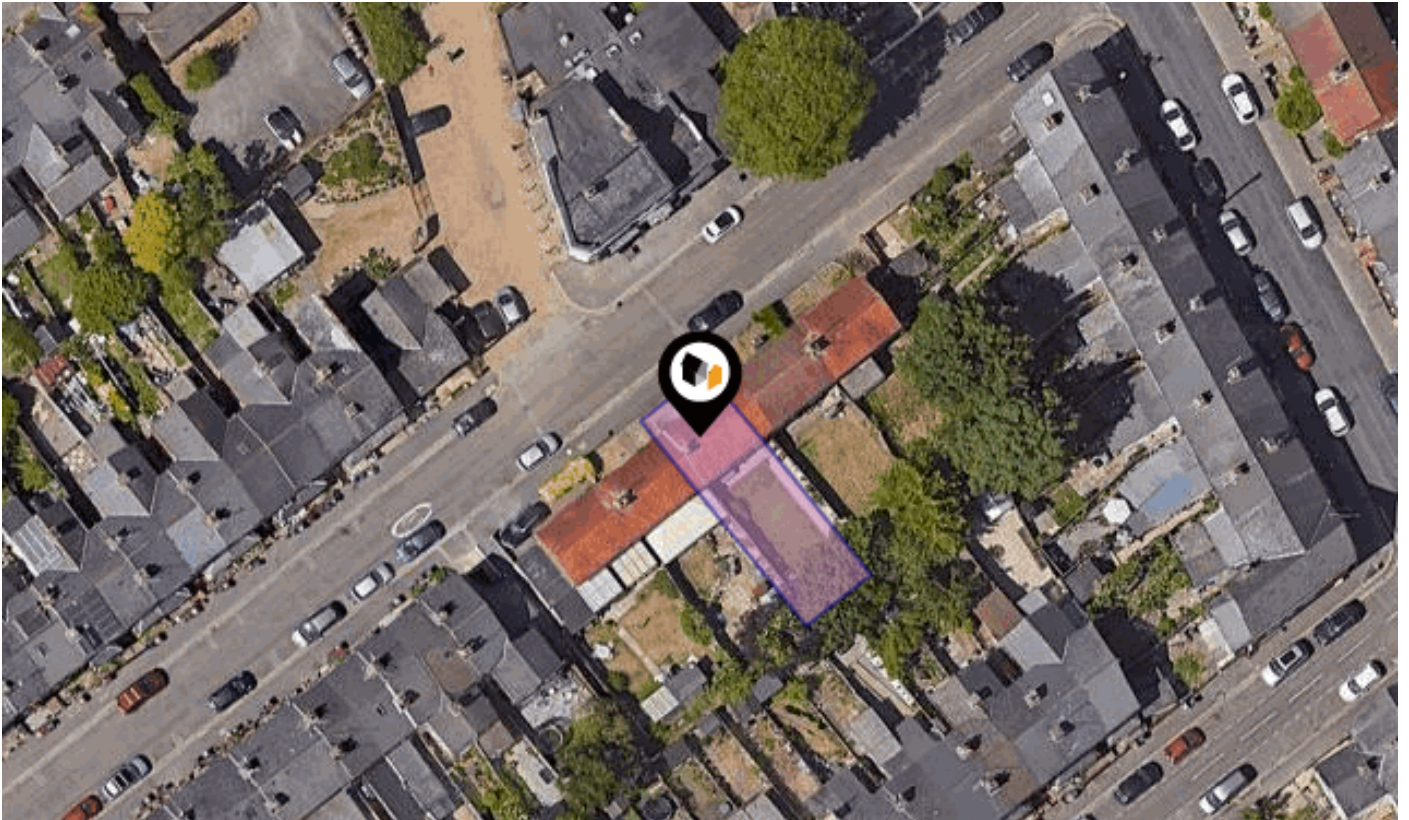


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th May 2024



38, AUCKLAND ROAD, READING, RG6 1NY

Avocado Property

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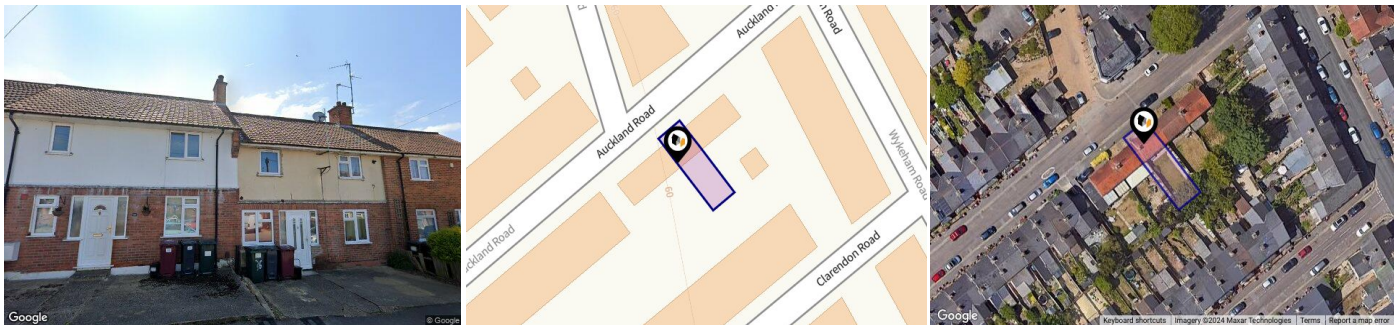
Introduction

Our Comments



From Dan

Property Overview



Property

Type:	Terraced	Last Sold Date:	17/10/2017
Bedrooms:	2	Last Sold Price:	£249,950
Floor Area:	667 ft ² / 62 m ²	Last Sold £/ft²:	£374
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,104		
Title Number:	BK80374		
UPRN:	310028462		

Local Area

Local Authority:	Reading
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Satellite/Fibre TV Availability:



Property EPC - Certificate



38, Auckland Road, RG6 1NY

Energy rating

D

Valid until 03.08.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Property

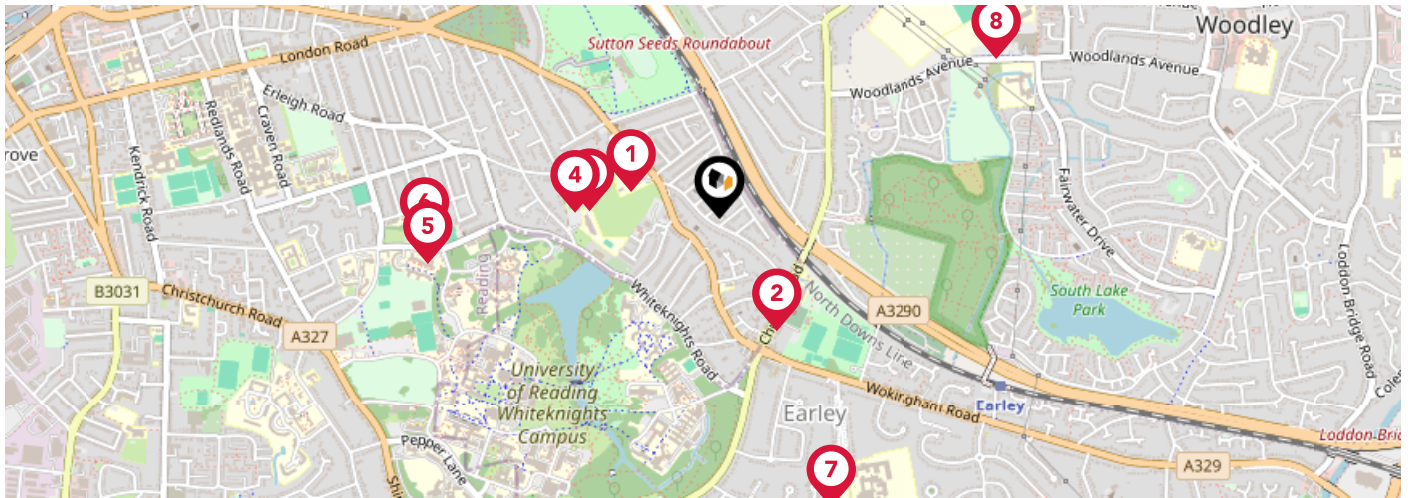
EPC - Additional Data



Additional EPC Data

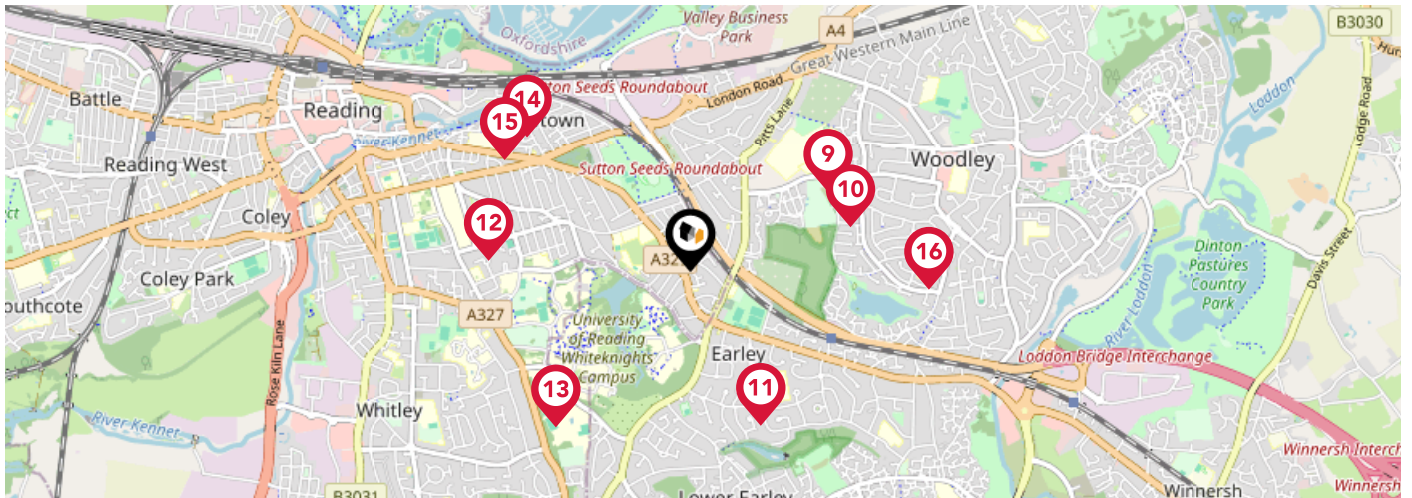
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 25% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	62 m ²

Area Schools



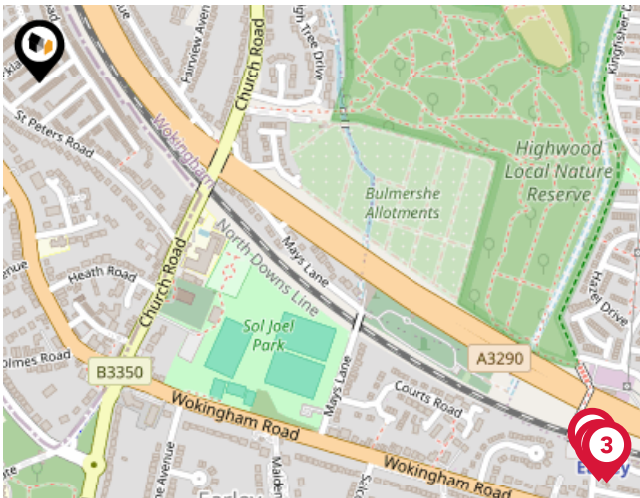
	Nursery	Primary	Secondary	College	Private
1 Alfred Sutton Primary School Ofsted Rating: Good Pupils: 681 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Earley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 509 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 UTC Reading Ofsted Rating: Outstanding Pupils: 494 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Maiden Erlegh School in Reading Ofsted Rating: Good Pupils: 891 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Joseph's College Ofsted Rating: Not Rated Pupils: 573 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Redlands Primary School Ofsted Rating: Good Pupils: 245 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Aldrynton Primary School Ofsted Rating: Outstanding Pupils: 313 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 The Bulmershe School Ofsted Rating: Good Pupils: 1209 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



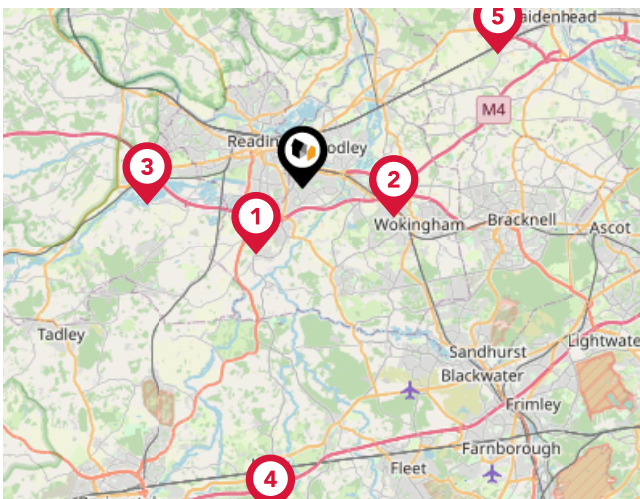
	Nursery	Primary	Secondary	College	Private
<p>9 Addington School Ofsted Rating: Outstanding Pupils: 222 Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Highwood Primary School Ofsted Rating: Good Pupils: 355 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Maiden Erlegh School Ofsted Rating: Outstanding Pupils: 1841 Distance:0.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Reading School Ofsted Rating: Outstanding Pupils: 1076 Distance:0.93</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Leighton Park School Ofsted Rating: Not Rated Pupils: 494 Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 New Town Primary School Ofsted Rating: Good Pupils: 276 Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St John's Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 460 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 South Lake Primary School Ofsted Rating: Outstanding Pupils: 463 Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



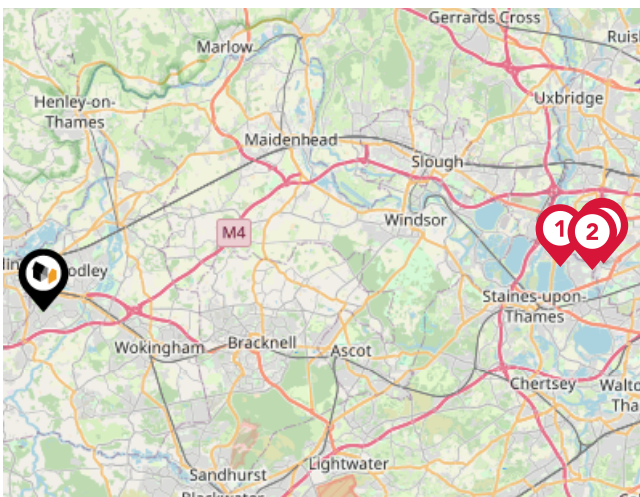
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	0.78 miles
2	Earley Rail Station	0.79 miles
3	Earley Rail Station	0.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	2.96 miles
2	M4 J10	3.56 miles
3	M4 J12	5.74 miles
4	M3 J5	12.26 miles
5	A404(M) J9	8.77 miles

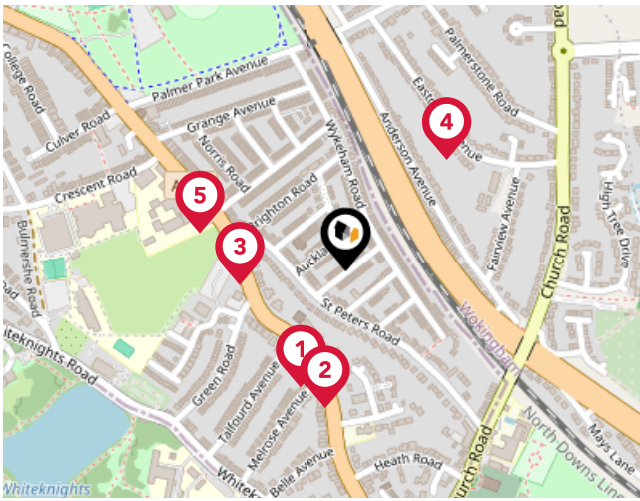


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	19.23 miles
2	London Heathrow Airport Terminal 3	20.37 miles
3	London Heathrow Airport	20.77 miles
4	London Heathrow Airport Terminal 1	20.81 miles

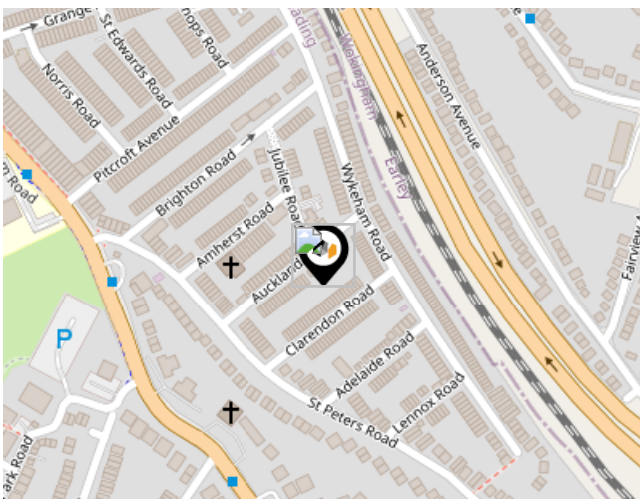
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Melrose Avenue	0.15 miles
2	Melrose Avenue	0.16 miles
3	St Peters Road	0.12 miles
4	Eastcourt Avenue	0.17 miles
5	St Peters Road	0.17 miles



Ferry Terminals

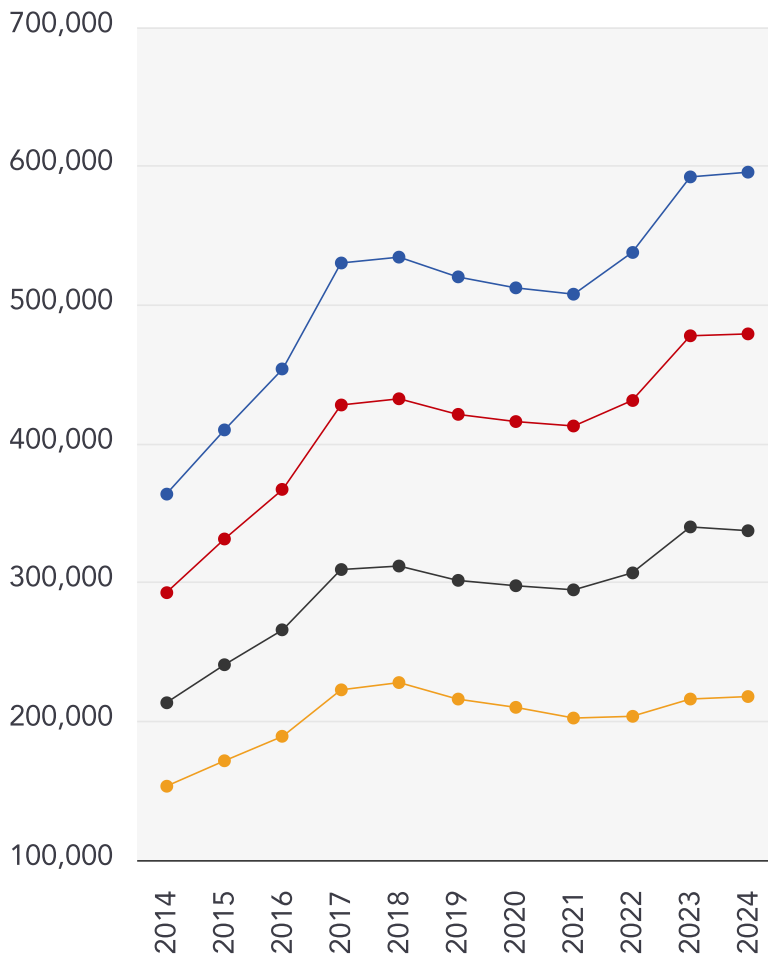
Pin	Name	Distance
1	Shepperton Ferry Landing	21 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG6



Detached

+63.79%

Semi-Detached

+63.72%

Terraced

+58.11%

Flat

+42.18%

Avocado Property

About Us



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property

Testimonials



Testimonial 1



I have never known such an excellent service. I have experienced other Estate agents but this is gold star. I have now told 3 other friends to only use Dan and Neil at Avacado. They are supportive, kind , professional and modern day super heroes. Marvel will be on the lookout for them soon!

Testimonial 2

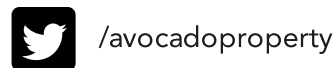


Can't recommend these two genuine gentlemen enough. From the start they have been professional and personable and provided timely updates and check ins, no question or task is too big or small and they have taken all the stress of selling our house out of our hands.Would recommend to anyone and everyone.

Testimonial 3



I've been good friends with Dan and Neil for over a decade, so first I just want to say they're genuinely good, trustworthy, and hard-working guys.
When I decided to sell my house I was only ever going to ask them... and they didn't disappoint.
The house was only 'live' for about an hour before it was taken down because it had so much interest. The following weekend they did a block afternoon of viewings and got 6 offers - I accepted an offer over asking



Avocado Property

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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