

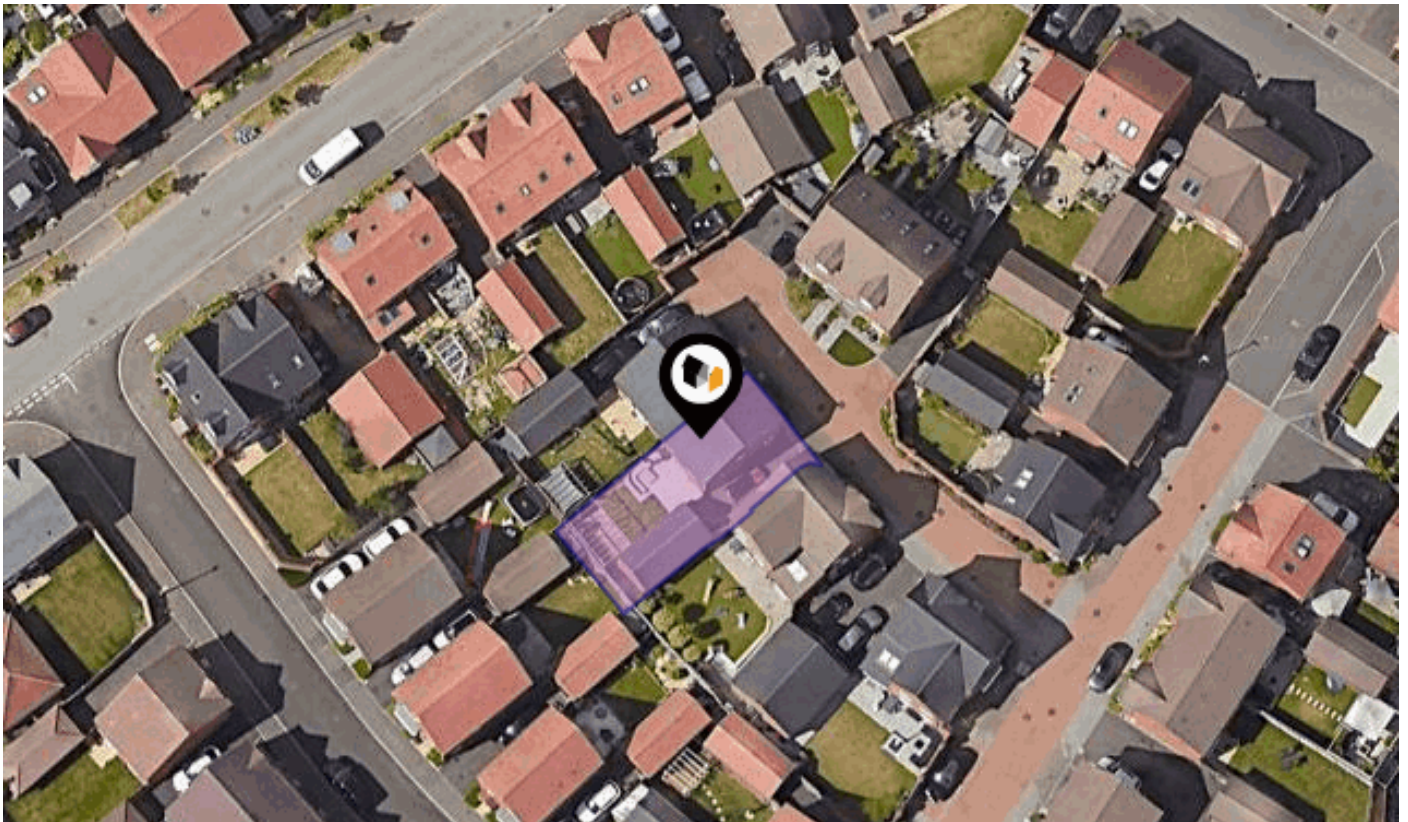


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th June 2024



PIGGOTT ROAD, SHINFIELD, READING, RG2

Avocado Property

01344 249 500

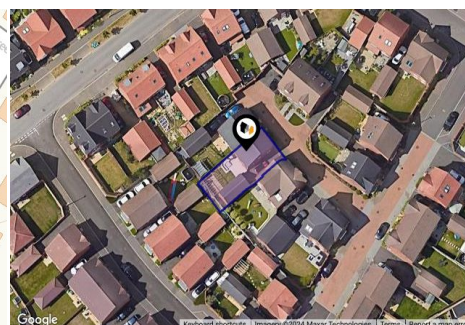
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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	968 ft ² / 90 m ²
Plot Area:	0.05 acres
Year Built :	2018
Council Tax :	Band D
Annual Estimate:	£2,263
Title Number:	BK494941

Tenure: Freehold

Local Area

Local Authority:	Wokingham
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7	64	1000
mb/s	mb/s	mb/s

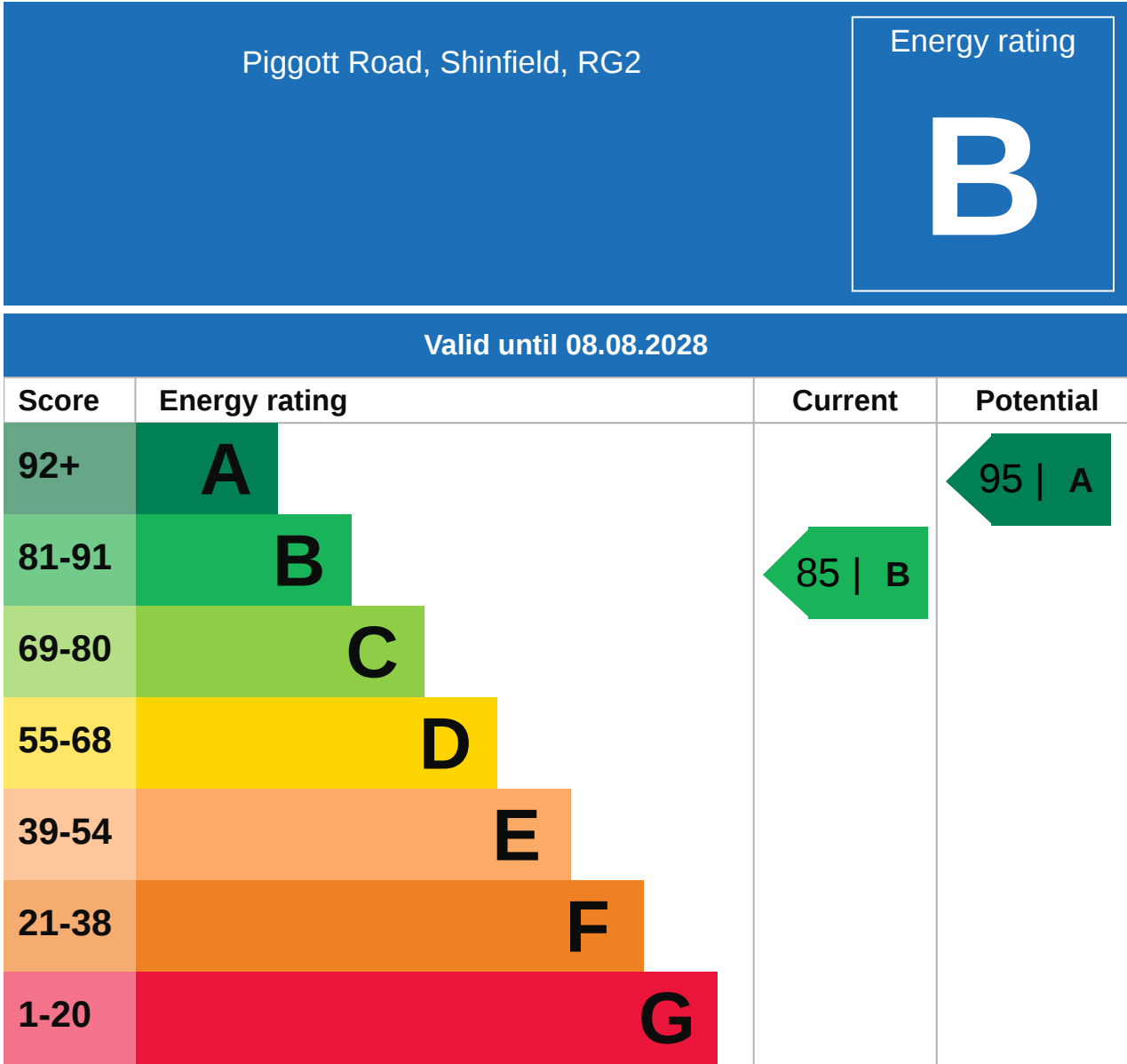
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Property

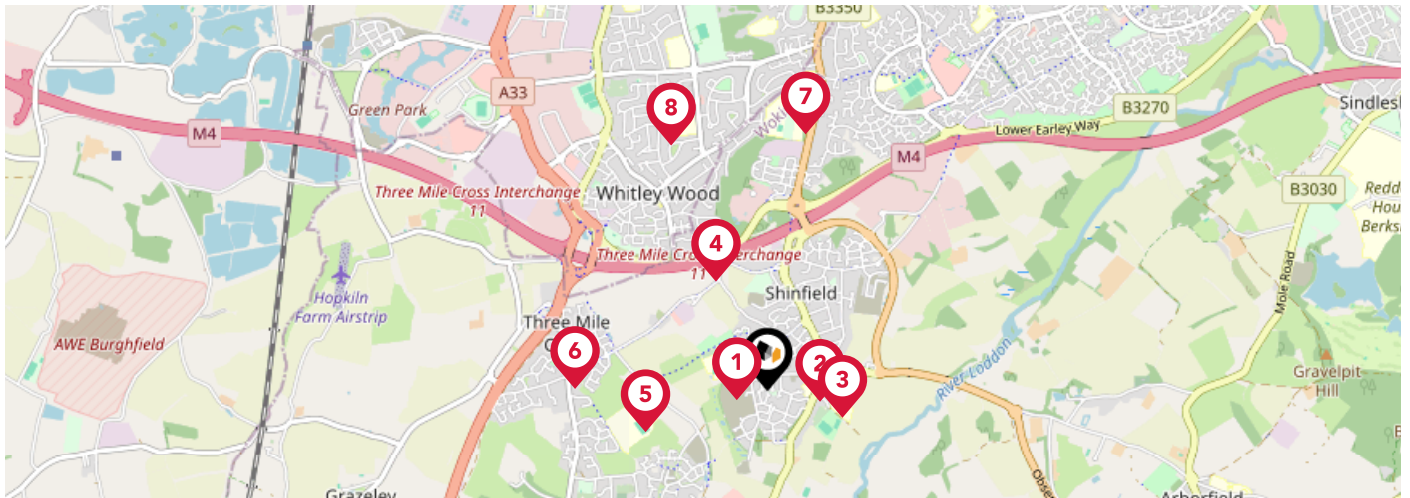
EPC - Additional Data



Additional EPC Data

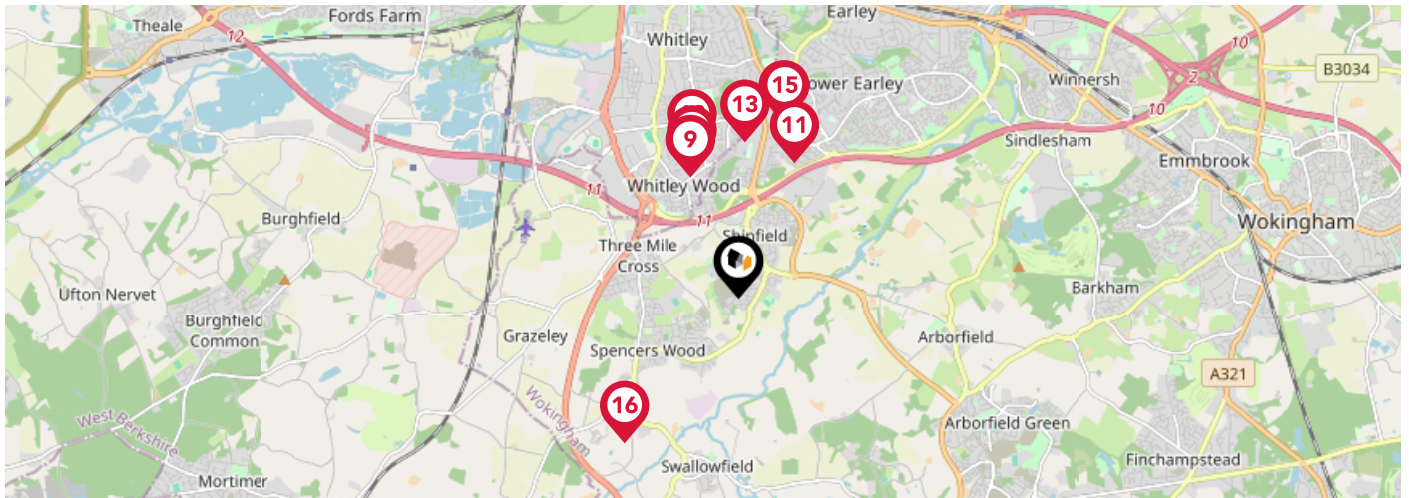
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m-Â°K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, flue gas heat recovery, waste water heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.21 W/m-Â°K
Total Floor Area:	90 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Alder Grove Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils:0 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	OneSchool Global UK Reading Primary Campus Ofsted Rating: Not Rated Pupils: 40 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Oakbank Ofsted Rating: Requires Improvement Pupils: 498 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Vine Christian School Ofsted Rating: Inadequate Pupils: 25 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Crosfields School Ofsted Rating: Not Rated Pupils: 572 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 358 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

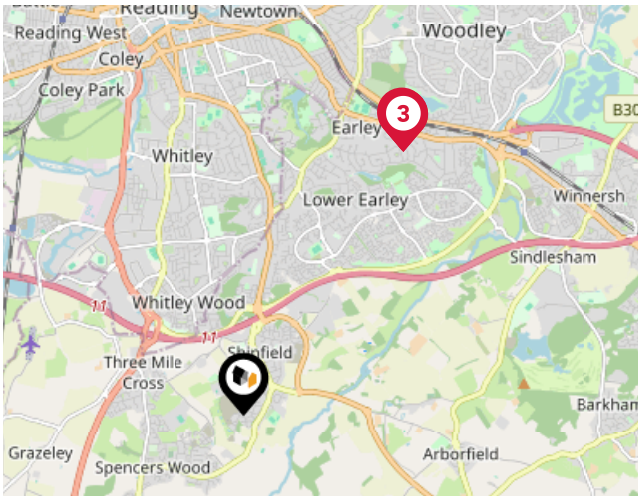
Area Schools



		Nursery	Primary	Secondary	College	Private
	Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 321 Distance: 1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 359 Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillside Primary School Ofsted Rating: Good Pupils: 461 Distance: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Madejski Academy Ofsted Rating: Requires Improvement Pupils: 633 Distance: 1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ridgeway Primary School Ofsted Rating: Good Pupils: 443 Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whiteknights Primary School Ofsted Rating: Good Pupils: 459 Distance: 1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whiteknights Primary School Ofsted Rating: Good Pupils: 460 Distance: 1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance: 1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

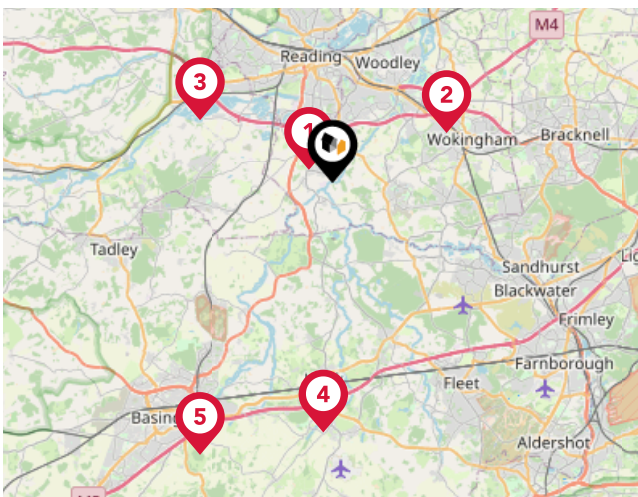
Area

Transport (National)



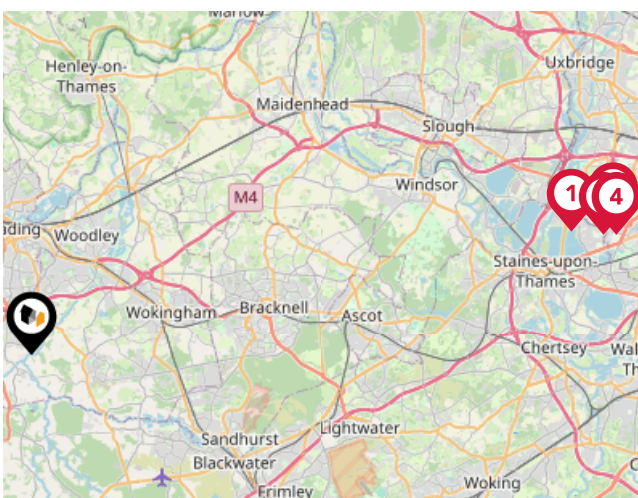
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	2.85 miles
2	Earley Rail Station	2.86 miles
3	Earley Rail Station	2.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	0.98 miles
2	M4 J10	4.58 miles
3	M4 J12	5.4 miles
4	M3 J5	9.31 miles
5	M3 J6	11.24 miles

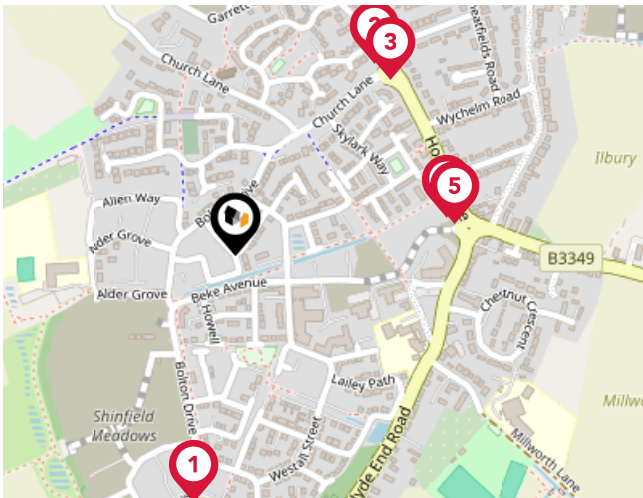


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	20.5 miles
2	London Heathrow Airport Terminal 3	21.61 miles
3	London Heathrow Airport	22.04 miles
4	London Heathrow Airport Terminal 2	22.05 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lawrence Place	0.29 miles
2	Church Lane	0.28 miles
3	Church Lane	0.27 miles
4	School Green	0.25 miles
5	School Green	0.26 miles

Market Sold in Street



25, Piggott Road, Reading, RG2 9RH			Semi-detached House
Last Sold Date:	05/09/2023	09/11/2018	
Last Sold Price:	£485,000	£415,000	
33, Piggott Road, Reading, RG2 9RH			Semi-detached House
Last Sold Date:	11/07/2023	30/11/2018	
Last Sold Price:	£475,000	£412,500	
10, Piggott Road, Reading, RG2 9RH			Semi-detached House
Last Sold Date:	26/06/2023	18/12/2020	
Last Sold Price:	£475,000	£430,000	
31, Piggott Road, Reading, RG2 9RH			Detached House
Last Sold Date:	31/03/2023	20/12/2018	
Last Sold Price:	£560,000	£520,000	
2, Piggott Road, Reading, RG2 9RH			Detached House
Last Sold Date:	30/09/2022	16/12/2020	
Last Sold Price:	£538,000	£490,000	
15, Piggott Road, Reading, RG2 9RH			Detached House
Last Sold Date:	26/08/2022	31/08/2018	
Last Sold Price:	£620,000	£565,000	
23, Piggott Road, Reading, RG2 9RH			Semi-detached House
Last Sold Date:	30/09/2021	30/11/2018	
Last Sold Price:	£437,500	£420,000	
12, Piggott Road, Reading, RG2 9RH			Semi-detached House
Last Sold Date:	29/12/2020		
Last Sold Price:	£440,000		
8, Piggott Road, Reading, RG2 9RH			Detached House
Last Sold Date:	18/12/2020		
Last Sold Price:	£520,000		
4, Piggott Road, Reading, RG2 9RH			Semi-detached House
Last Sold Date:	15/12/2020		
Last Sold Price:	£460,000		
6, Piggott Road, Reading, RG2 9RH			Semi-detached House
Last Sold Date:	11/12/2020		
Last Sold Price:	£475,000		
35, Piggott Road, Reading, RG2 9RH			Semi-detached House
Last Sold Date:	30/11/2018		
Last Sold Price:	£410,000		

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



27, Piggott Road, Reading, RG2 9RH	Detached House
Last Sold Date: 28/09/2018	
Last Sold Price: £505,000	
21, Piggott Road, Reading, RG2 9RH	Semi-detached House
Last Sold Date: 28/09/2018	
Last Sold Price: £412,500	
29, Piggott Road, Reading, RG2 9RH	Detached House
Last Sold Date: 28/09/2018	
Last Sold Price: £535,000	
17, Piggott Road, Reading, RG2 9RH	Detached House
Last Sold Date: 31/08/2018	
Last Sold Price: £560,000	
19, Piggott Road, Reading, RG2 9RH	Semi-detached House
Last Sold Date: 29/08/2018	
Last Sold Price: £410,000	
11, Piggott Road, Reading, RG2 9RH	Detached House
Last Sold Date: 29/06/2018	
Last Sold Price: £420,000	
9, Piggott Road, Reading, RG2 9RH	Detached House
Last Sold Date: 29/06/2018	
Last Sold Price: £467,000	
7, Piggott Road, Reading, RG2 9RH	Detached House
Last Sold Date: 29/06/2018	
Last Sold Price: £415,000	
5, Piggott Road, Reading, RG2 9RH	Detached House
Last Sold Date: 29/06/2018	
Last Sold Price: £490,000	
3, Piggott Road, Reading, RG2 9RH	Detached House
Last Sold Date: 29/06/2018	
Last Sold Price: £490,000	
1, Piggott Road, Reading, RG2 9RH	Semi-detached House
Last Sold Date: 29/06/2018	
Last Sold Price: £465,000	

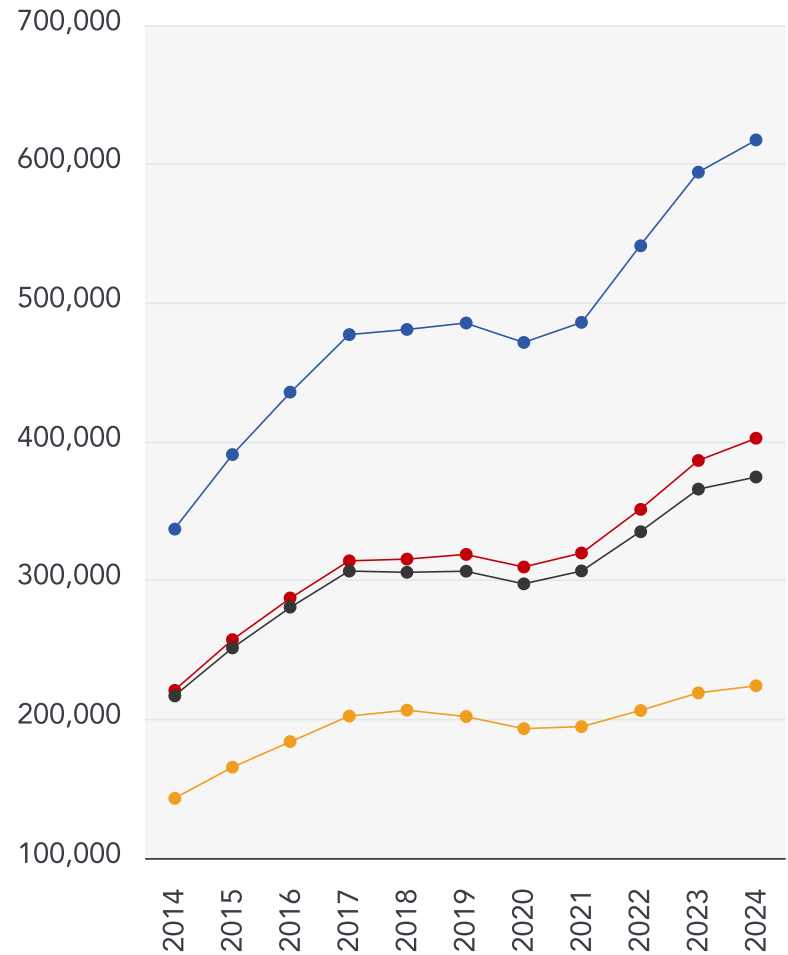
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG2



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

+56.72%

Avocado Property

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Avocado Property

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Avocado Property

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