

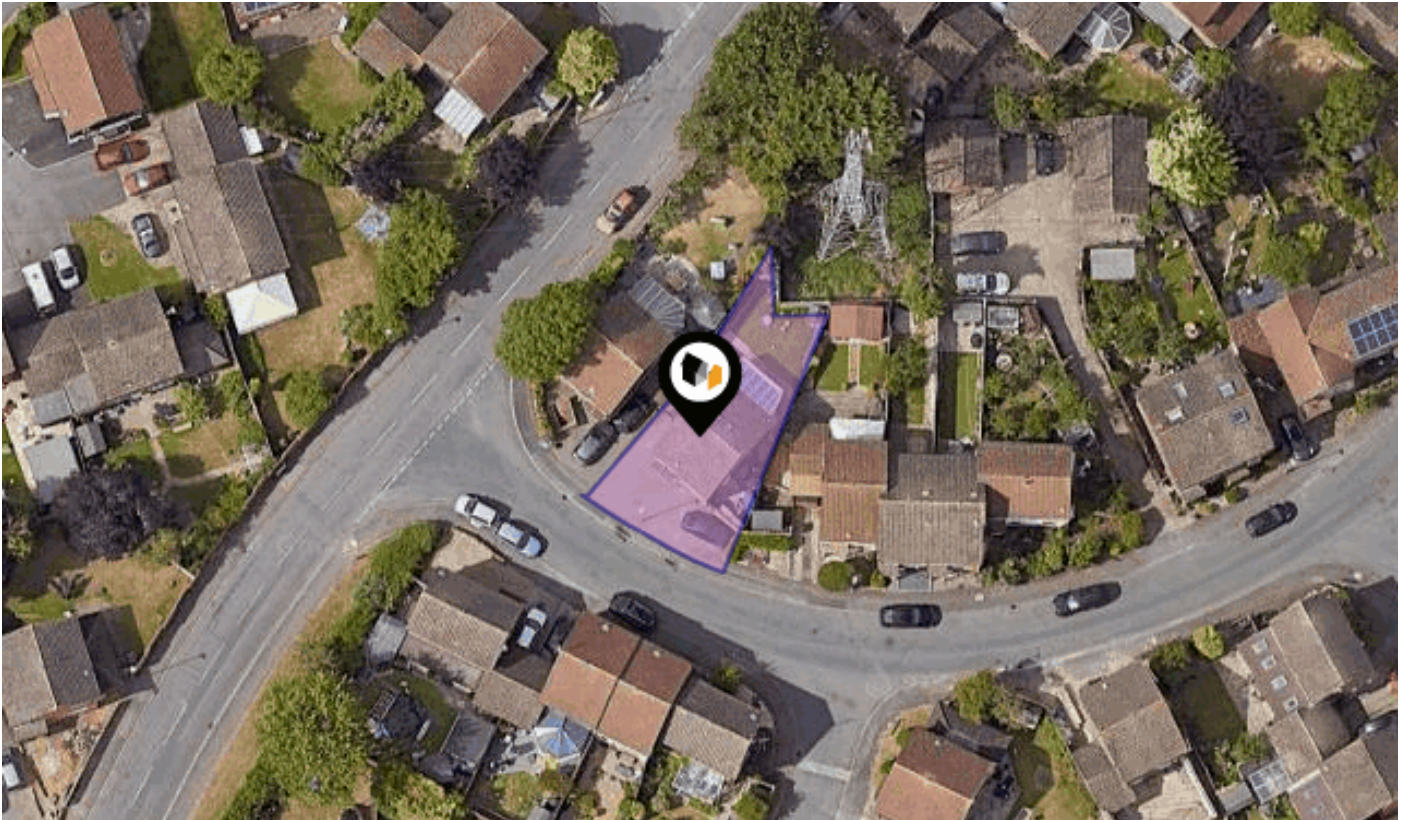


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th June 2024



ILFRACOMBE WAY, LOWER EARLEY, READING, RG6

Avocado Property

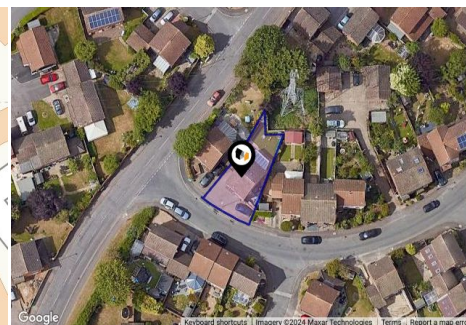
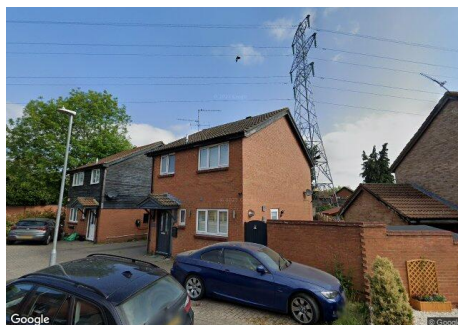
01344 249 500

ellenandsanjay@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.06 acres
Council Tax : Band D
Annual Estimate: £2,263
Title Number: BK200391

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)

26
mb/s

1000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

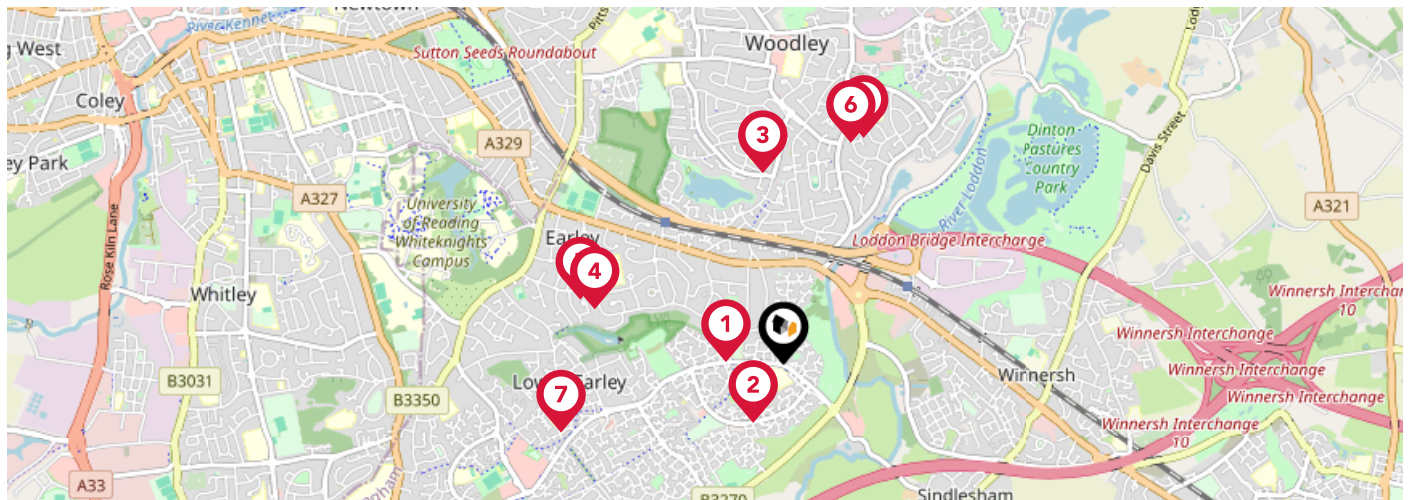
This Address



Planning records for: *Ilfracombe Way, Lower Earley, Reading, RG6*

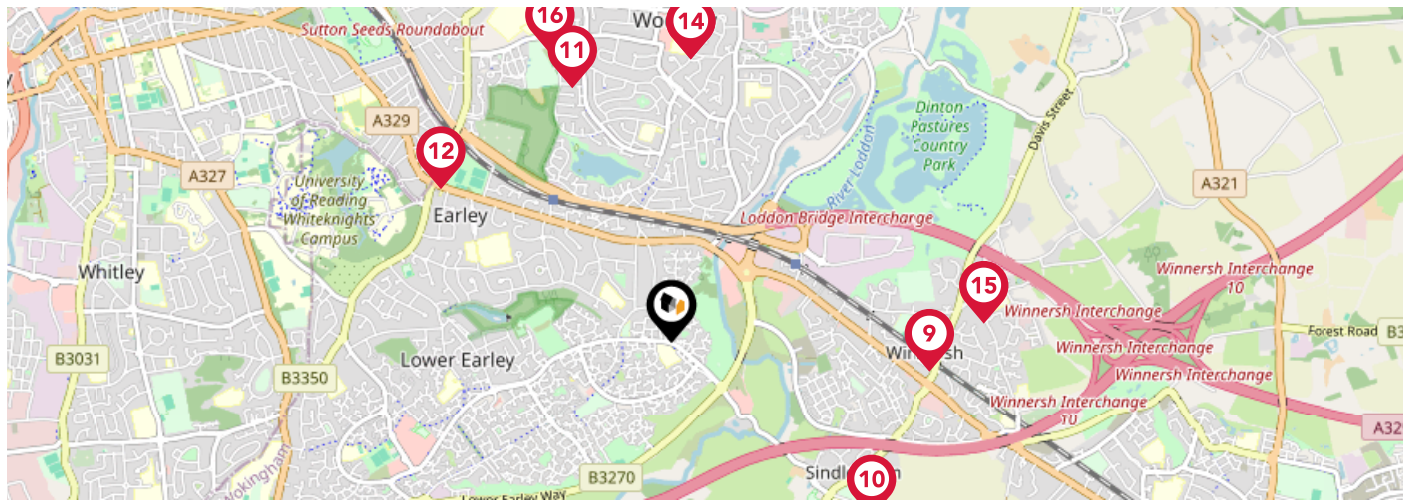
Reference - 081932	
Decision:	Approve
Date:	30th April 2008
Description:	Proposed erection of a single storey rear extension to dwelling to form conservatory.

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Loddon Primary School Ofsted Rating: Good Pupils: 560 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Hawkedon Primary School Ofsted Rating: Good Pupils: 620 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 South Lake Primary School Ofsted Rating: Outstanding Pupils: 463 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Maiden Erlegh School Ofsted Rating: Outstanding Pupils: 1841 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Aldrynton Primary School Ofsted Rating: Outstanding Pupils: 313 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Rivermead Primary School Ofsted Rating: Good Pupils: 418 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Radstock Primary School Ofsted Rating: Good Pupils: 434 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Rivermead Primary School Ofsted Rating: Good Pupils: 426 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

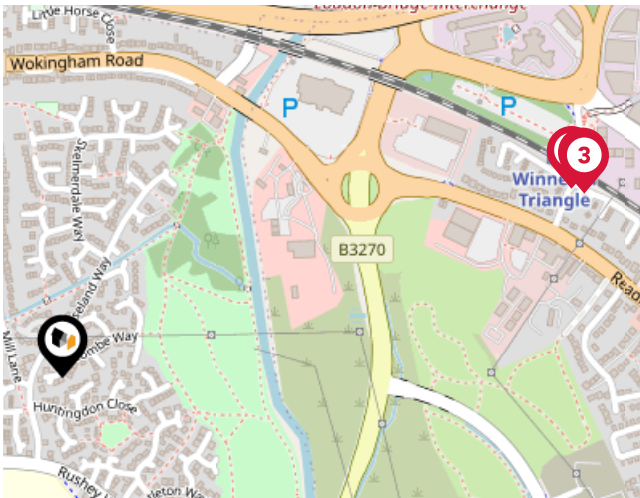
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Forest School Ofsted Rating: Good Pupils: 728 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bearwood Primary School Ofsted Rating: Good Pupils: 294 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highwood Primary School Ofsted Rating: Good Pupils: 355 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 509 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ambleside Centre Ofsted Rating: Outstanding Pupils: 147 Distance:1.31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beechwood Primary School Ofsted Rating: Inadequate Pupils: 352 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Winnersh Primary School Ofsted Rating: Good Pupils: 417 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bulmershe School Ofsted Rating: Good Pupils: 1209 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

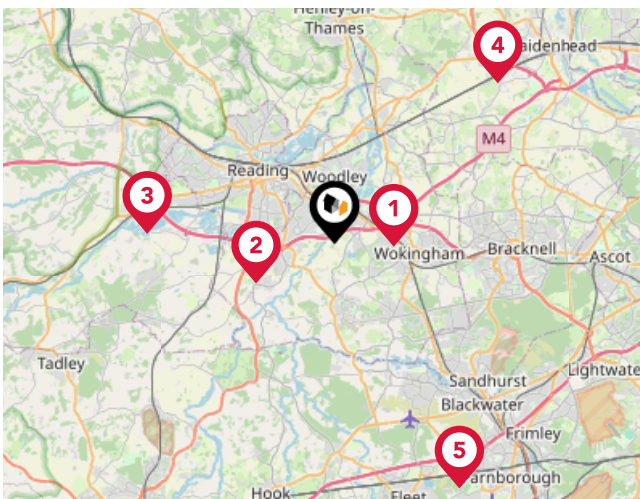
Area

Transport (National)



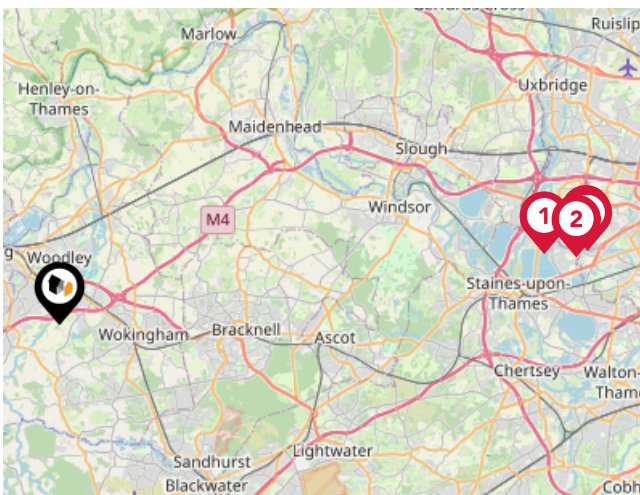
National Rail Stations

Pin	Name	Distance
1	Widdersley Triangle Rail Station	0.63 miles
2	Widdersley Triangle Rail Station	0.64 miles
3	Widdersley Triangle Rail Station	0.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.19 miles
2	M4 J11	3.24 miles
3	M4 J12	6.92 miles
4	A404(M) J9	8.45 miles
5	M3 J4A	10.19 miles

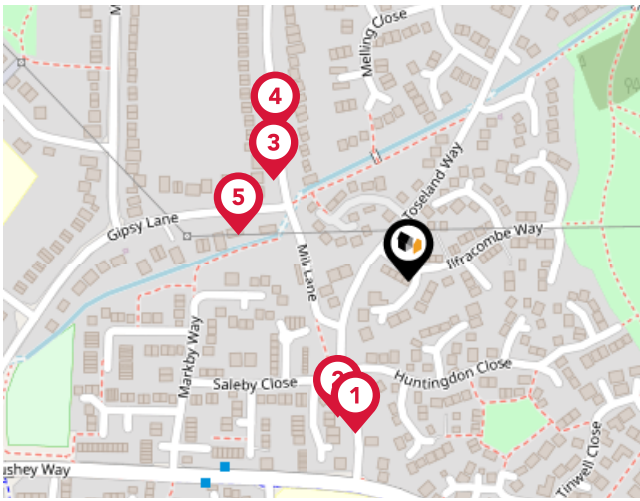


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	18.15 miles
2	London Heathrow Airport Terminal 3	19.28 miles
3	London Heathrow Airport	19.69 miles
4	London Heathrow Airport Terminal 1	19.72 miles

Area

Transport (Local)



Bus Stops/Stations

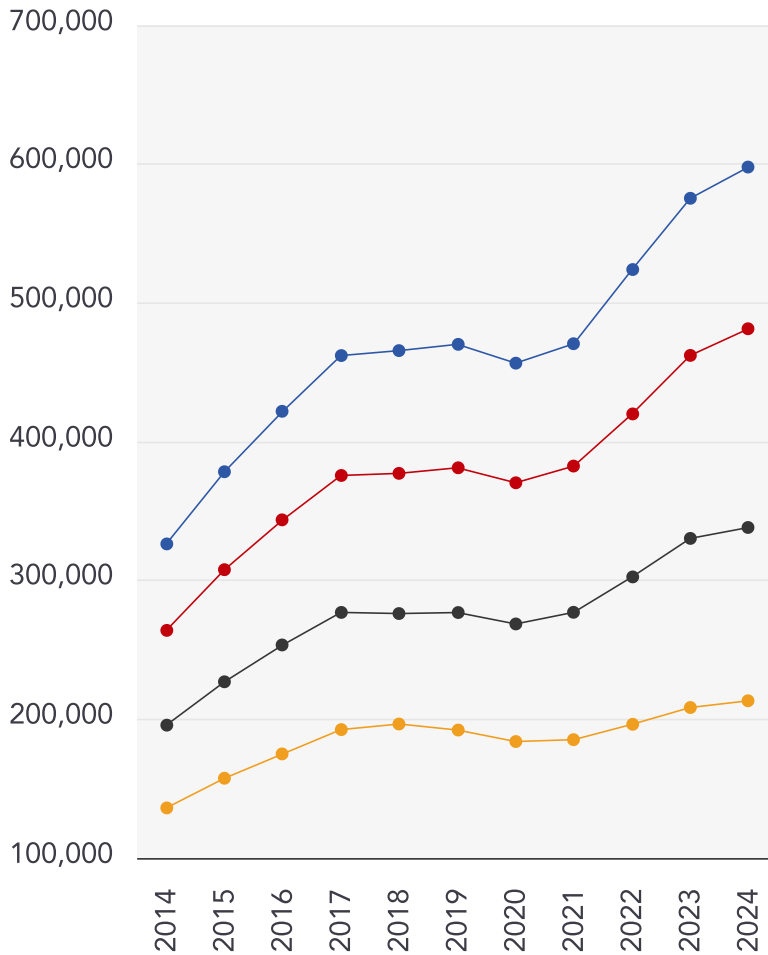
Pin	Name	Distance
1	Toseland Way	0.09 miles
2	Toseland Way	0.09 miles
3	Gipsy Lane	0.1 miles
4	Gipsy Lane	0.11 miles
5	Mill Lane	0.1 miles

Market

House Price Statistics



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



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

+56.72%

Avocado Property

About Us



Avocado Property

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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.

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Avocado Property

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Avocado Property

01344 249 500

ellenandsanjay@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk

