

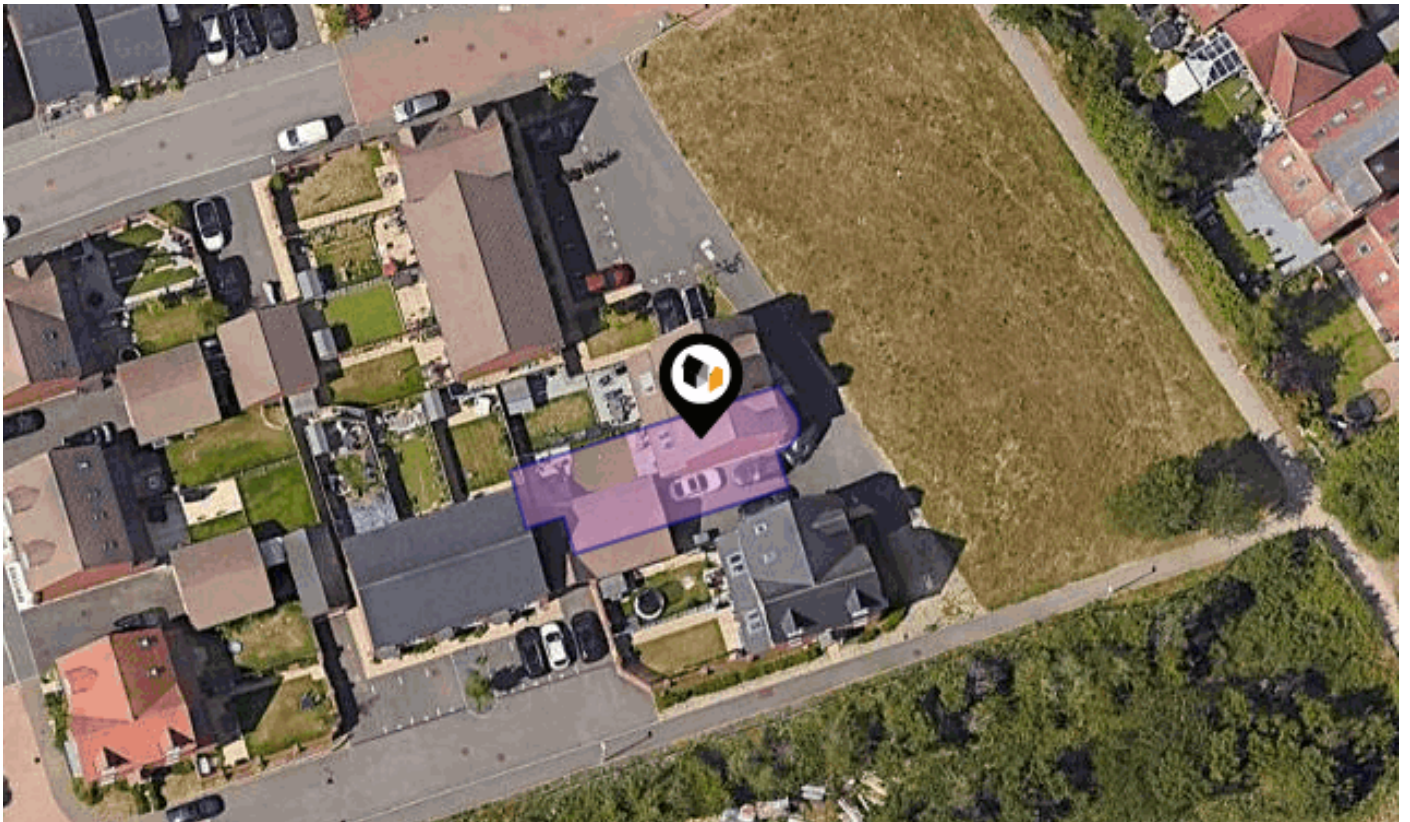


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 29th June 2024



PARKER CLOSE, SHINFIELD, READING, RG2

Avocado Property

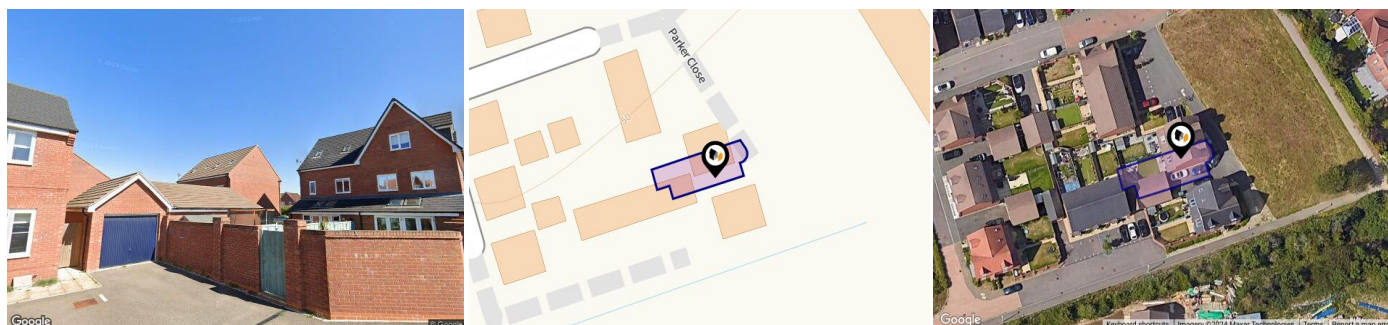
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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,302 ft ² / 121 m ²		
Plot Area:	0.05 acres		
Year Built :	2018		
Council Tax :	Band D		
Annual Estimate:	£2,263		
Title Number:	BK493026		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Parker Close, Shinfield, RG2

Energy rating

B

Valid until 03.04.2028

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

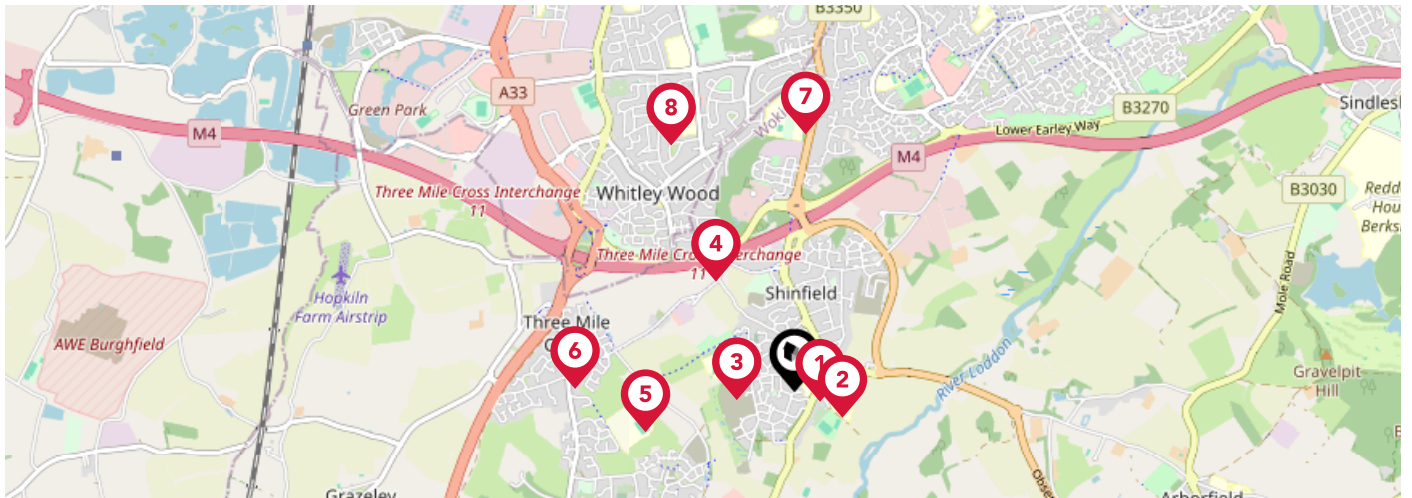
EPC - Additional Data



Additional EPC Data

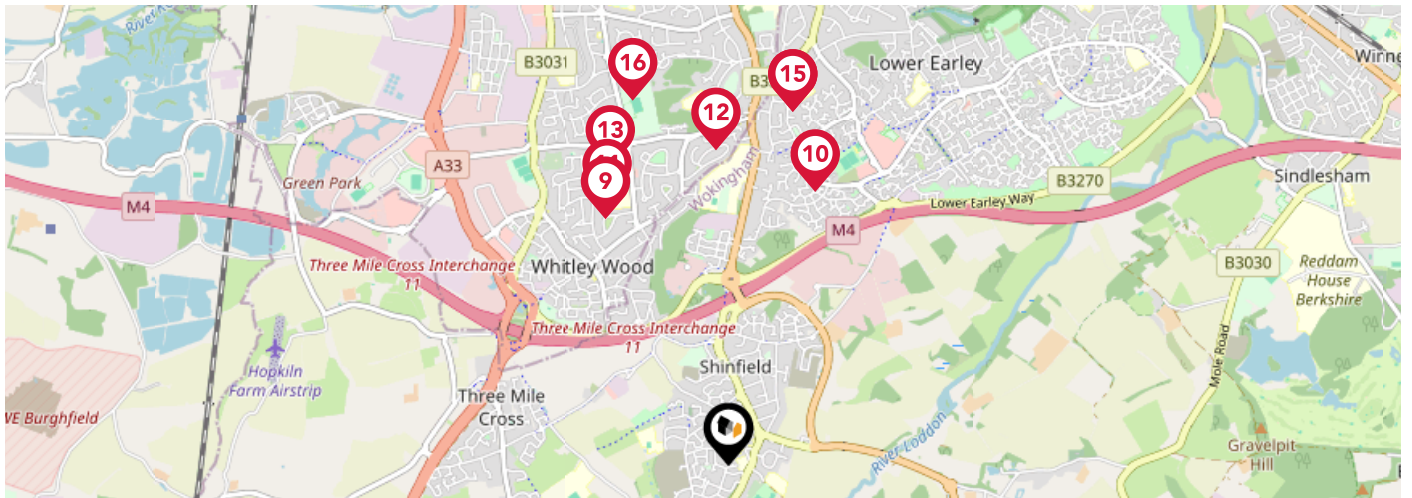
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m ² ·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
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.21 W/m ² ·K
Total Floor Area:	121 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Shinfield Infant and Nursery School Ofsted Rating: Good Pupils:0 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Alder Grove Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.27	<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:0.63	<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:0.71	<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:1.02	<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:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 321 Distance: 1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Hillside Primary School Ofsted Rating: Good Pupils: 461 Distance: 1.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 359 Distance: 1.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The Ridgeway Primary School Ofsted Rating: Good Pupils: 443 Distance: 1.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 John Madejski Academy Ofsted Rating: Requires Improvement Pupils: 633 Distance: 1.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Whiteknights Primary School Ofsted Rating: Good Pupils: 459 Distance: 1.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Whiteknights Primary School Ofsted Rating: Good Pupils: 460 Distance: 1.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Blagdon Nursery School and Children's Centre Ofsted Rating: Outstanding Pupils: 166 Distance: 1.74</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Sold in Street



11, Parker Close, Reading, RG2 9RG		Detached House
Last Sold Date:	04/11/2022	24/11/2017
Last Sold Price:	£475,000	£385,000
15, Parker Close, Reading, RG2 9RG		Detached House
Last Sold Date:	27/09/2022	31/10/2017
Last Sold Price:	£465,000	£380,000
16, Parker Close, Reading, RG2 9RG		Terraced House
Last Sold Date:	26/10/2021	31/01/2018
Last Sold Price:	£362,000	£360,000
6, Parker Close, Reading, RG2 9RG		Semi-detached House
Last Sold Date:	14/06/2021	28/02/2018
Last Sold Price:	£469,950	£470,000
26, Parker Close, Reading, RG2 9RG		Semi-detached House
Last Sold Date:	30/04/2021	22/06/2018
Last Sold Price:	£455,000	£465,000
20, Parker Close, Reading, RG2 9RG		Semi-detached House
Last Sold Date:	25/06/2018	
Last Sold Price:	£470,000	
30, Parker Close, Reading, RG2 9RG		Terraced House
Last Sold Date:	22/06/2018	
Last Sold Price:	£350,000	
2, Parker Close, Reading, RG2 9RG		Semi-detached House
Last Sold Date:	18/06/2018	
Last Sold Price:	£500,000	
24, Parker Close, Reading, RG2 9RG		Semi-detached House
Last Sold Date:	25/05/2018	
Last Sold Price:	£475,000	
10, Parker Close, Reading, RG2 9RG		Semi-detached House
Last Sold Date:	04/05/2018	
Last Sold Price:	£480,000	
28, Parker Close, Reading, RG2 9RG		Terraced House
Last Sold Date:	24/04/2018	
Last Sold Price:	£370,000	
34, Parker Close, Reading, RG2 9RG		Terraced House
Last Sold Date:	29/03/2018	
Last Sold Price:	£465,000	

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

Market Sold in Street



22, Parker Close, Reading, RG2 9RG	Semi-detached House
Last Sold Date: 29/03/2018	
Last Sold Price: £480,000	
32, Parker Close, Reading, RG2 9RG	Terraced House
Last Sold Date: 28/03/2018	
Last Sold Price: £360,000	
4, Parker Close, Reading, RG2 9RG	Semi-detached House
Last Sold Date: 23/03/2018	
Last Sold Price: £470,000	
8, Parker Close, Reading, RG2 9RG	Semi-detached House
Last Sold Date: 12/03/2018	
Last Sold Price: £465,000	
14, Parker Close, Reading, RG2 9RG	Terraced House
Last Sold Date: 06/03/2018	
Last Sold Price: £365,000	
12, Parker Close, Reading, RG2 9RG	Semi-detached House
Last Sold Date: 31/01/2018	
Last Sold Price: £495,000	
18, Parker Close, Reading, RG2 9RG	Terraced House
Last Sold Date: 22/12/2017	
Last Sold Price: £380,000	
7, Parker Close, Reading, RG2 9RG	Semi-detached House
Last Sold Date: 30/11/2017	
Last Sold Price: £472,500	
1, Parker Close, Reading, RG2 9RG	Semi-detached House
Last Sold Date: 30/11/2017	
Last Sold Price: £485,000	
5, Parker Close, Reading, RG2 9RG	Semi-detached House
Last Sold Date: 24/11/2017	
Last Sold Price: £470,000	
9, Parker Close, Reading, RG2 9RG	Semi-detached House
Last Sold Date: 02/11/2017	
Last Sold Price: £475,000	
3, Parker Close, Reading, RG2 9RG	Semi-detached House
Last Sold Date: 31/10/2017	
Last Sold Price: £470,000	

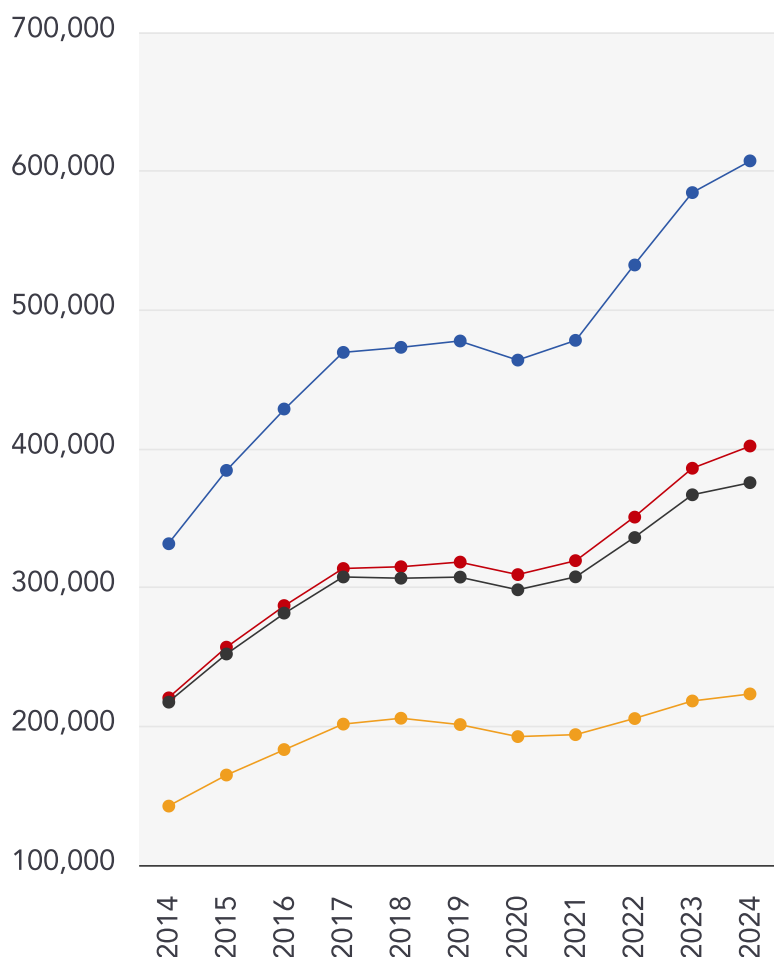
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Market

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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