

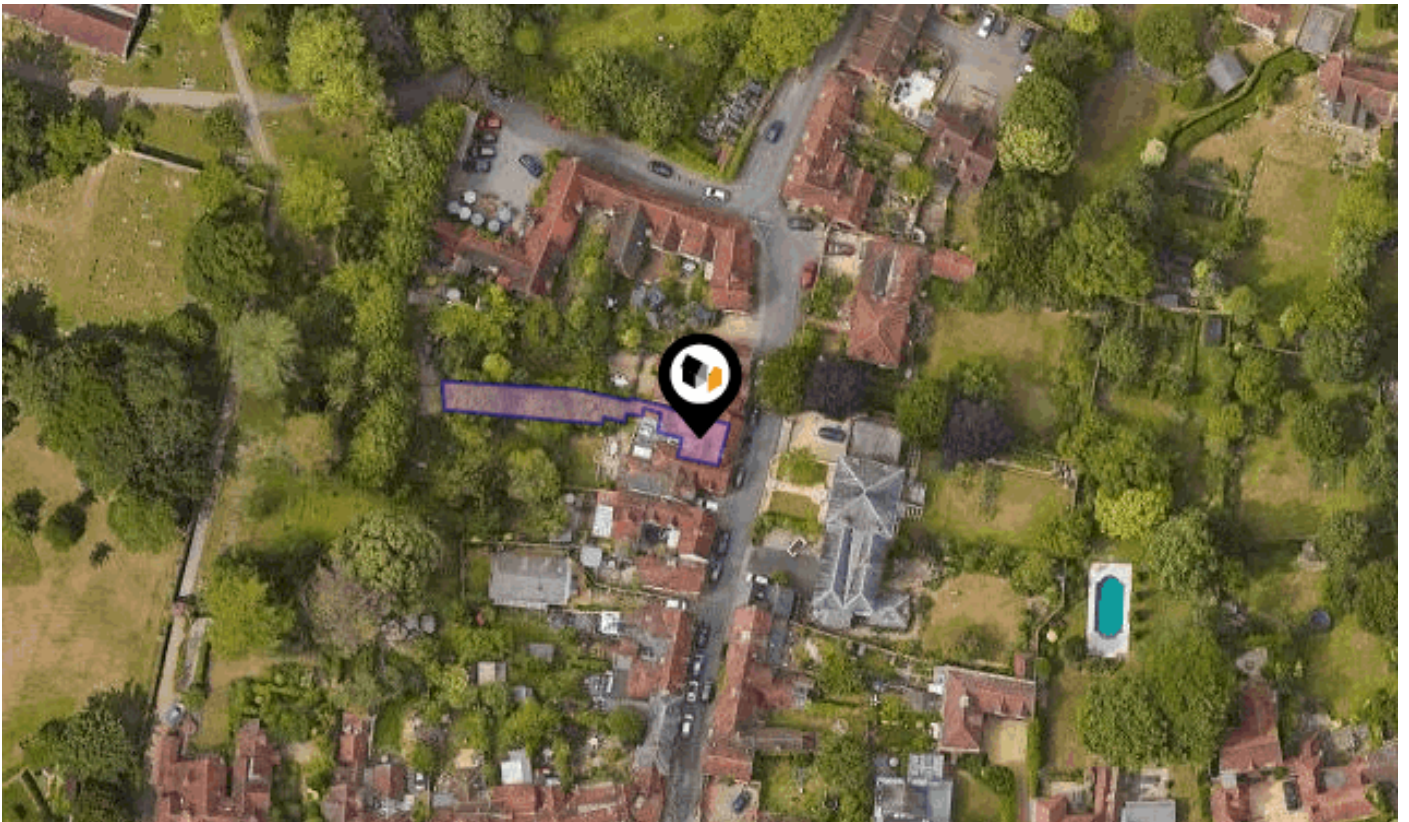


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25<sup>th</sup> June 2024



## HIGH STREET, SONNING, READING, RG4

### Avocado Property

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# Property Overview



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	775 ft <sup>2</sup> / 72 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,766		
<b>Title Number:</b>	BK306636		

## Local Area

<b>Local Authority:</b>	Wokingham
<b>Conservation Area:</b>	Sonning
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>6</b> mb/s	<b>37</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



HIGH STREET, SONNING, RG4

Energy rating

**D**

Valid until 22.08.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78   <b>C</b>
55-68	<b>D</b>	55   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

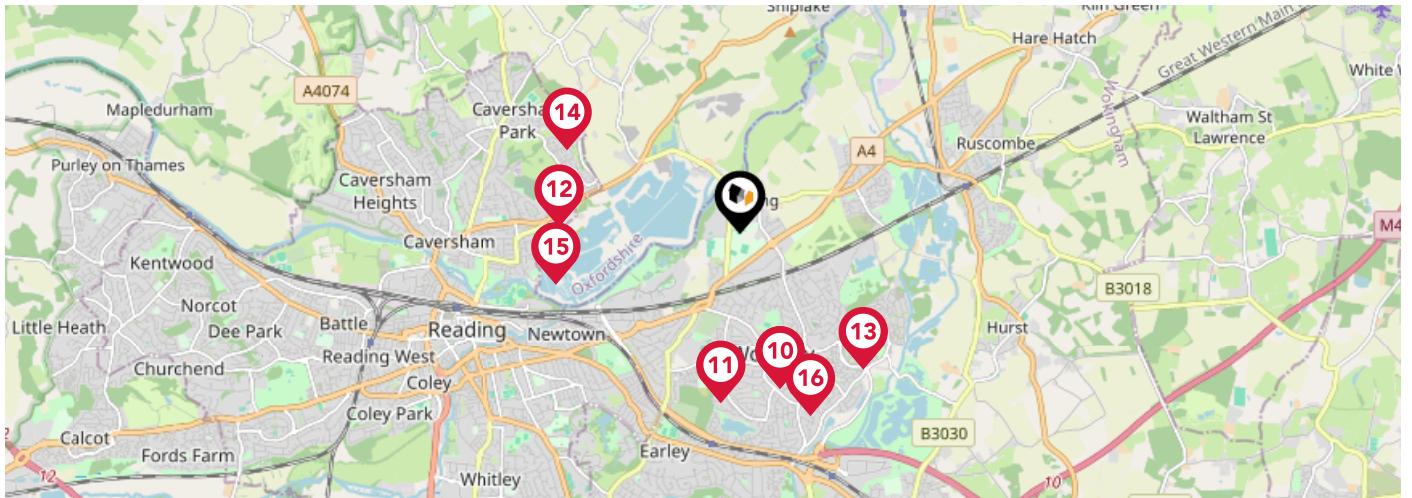
<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Single glazed
<b>Window Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, wood logs
<b>Total Floor Area:</b>	72 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Reading Blue Coat School</b> Ofsted Rating: Not Rated   Pupils: 757   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Sonning Church of England Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Dominic Savio Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 416   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Willow Bank Junior School</b> Ofsted Rating: Good   Pupils: 242   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Willow Bank Infant School</b> Ofsted Rating: Good   Pupils: 180   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Waingels</b> Ofsted Rating: Good   Pupils: 1291   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Bulmershe School</b> Ofsted Rating: Good   Pupils: 1209   Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Addington School</b> Ofsted Rating: Outstanding   Pupils: 222   Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

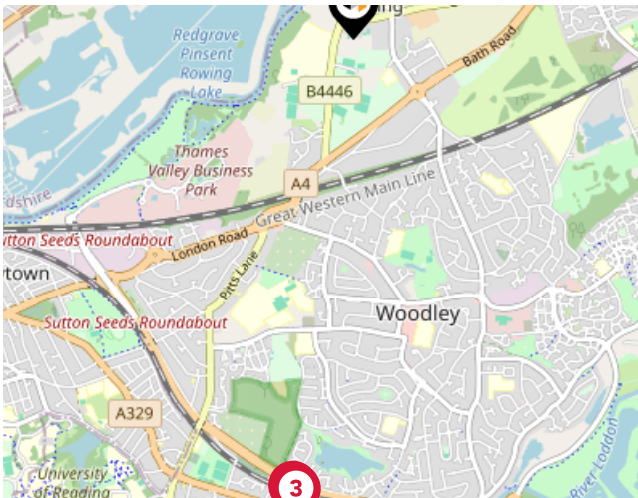
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>The Ambleside Centre</b> Ofsted Rating: Outstanding   Pupils: 147   Distance: 1.48	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beechwood Primary School</b> Ofsted Rating: Inadequate   Pupils: 352   Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highwood Primary School</b> Ofsted Rating: Good   Pupils: 355   Distance: 1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Micklands Primary School</b> Ofsted Rating: Good   Pupils: 383   Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woodley CofE Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance: 1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Martin's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance: 1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caversham Nursery School</b> Ofsted Rating: Outstanding   Pupils: 61   Distance: 1.77	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rivermead Primary School</b> Ofsted Rating: Good   Pupils: 426   Distance: 1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

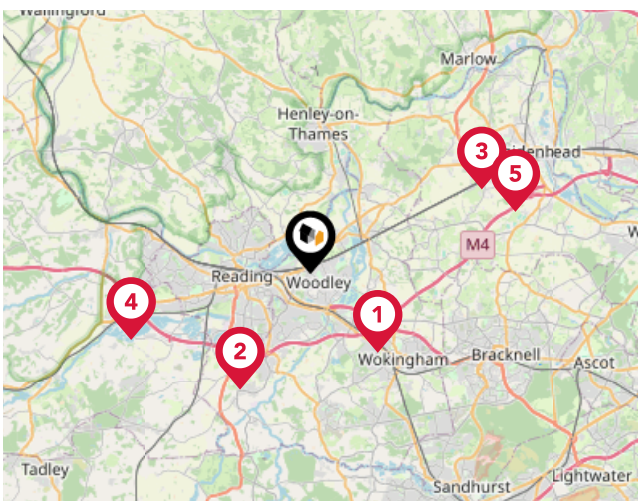
# Area

## Transport (National)



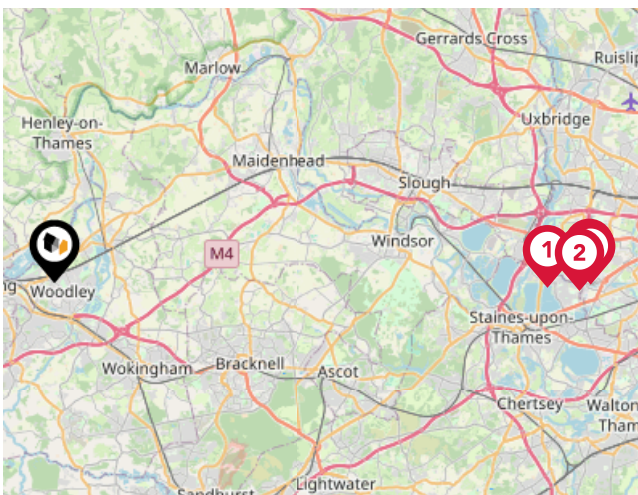
### National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	2.25 miles
2	Earley Rail Station	2.26 miles
3	Earley Rail Station	2.26 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	3.8 miles
2	M4 J11	4.95 miles
3	A404(M) J9	7.07 miles
4	M4 J12	7.05 miles
5	A404(M) J9A	7.92 miles

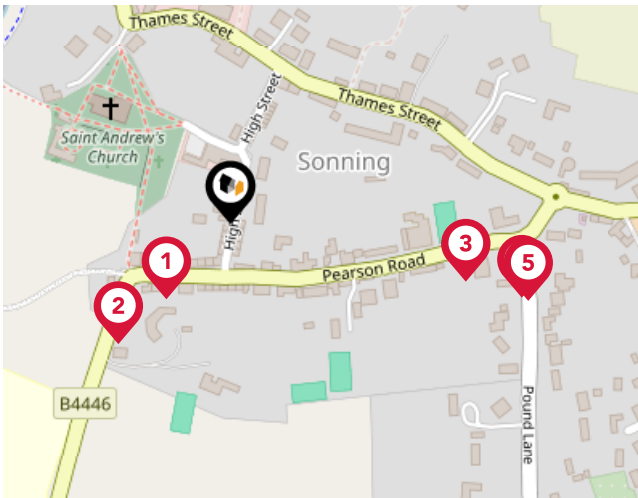


### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	18.24 miles
2	London Heathrow Airport Terminal 3	19.39 miles
3	London Heathrow Airport	19.76 miles
4	London Heathrow Airport Terminal 1	19.81 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.06 miles
2	High Street	0.1 miles
3	Fire Station	0.14 miles
4	Fire Station	0.17 miles
5	Fire Station	0.18 miles



# Market Sold in Street



<b>Bow Cottage, High Street, Reading, RG4 6UP</b>					Terraced House
Last Sold Date:	25/03/2024	24/08/2006			
Last Sold Price:	£750,000	£460,000			
<b>Dorey Cottage, High Street, Reading, RG4 6UP</b>					Semi-detached House
Last Sold Date:	29/09/2023	16/10/2017	19/12/2005	17/06/2002	
Last Sold Price:	£532,500	£422,000	£267,500	£225,000	
<b>7, High Street, Reading, RG4 6UP</b>					Terraced House
Last Sold Date:	03/03/2022	08/02/2017	18/05/2001	24/02/1998	
Last Sold Price:	£550,000	£440,000	£186,000	£132,000	
<b>Evencott, High Street, Reading, RG4 6UP</b>					Detached House
Last Sold Date:	27/08/2021				
Last Sold Price:	£549,950				
<b>2, Deanery Cottage, High Street, Reading, RG4 6UP</b>					Terraced House
Last Sold Date:	08/02/2021	15/12/1999			
Last Sold Price:	£485,000	£187,000			
<b>Brook House, High Street, Reading, RG4 6UP</b>					Detached House
Last Sold Date:	09/11/2020				
Last Sold Price:	£1,975,000				
<b>3, High Street, Reading, RG4 6UP</b>					Terraced House
Last Sold Date:	13/08/2019	25/11/2016			
Last Sold Price:	£590,000	£368,000			
<b>1, High Street, Reading, RG4 6UP</b>					Terraced House
Last Sold Date:	11/02/2016	05/12/2008			
Last Sold Price:	£415,000	£270,000			
<b>The Old Exchange, High Street, Reading, RG4 6UP</b>					Detached House
Last Sold Date:	01/08/2012	02/05/2008			
Last Sold Price:	£885,000	£431,000			
<b>Country Cottage, High Street, Reading, RG4 6UP</b>					Terraced House
Last Sold Date:	10/05/2011	26/09/2007			
Last Sold Price:	£490,000	£305,000			
<b>The Rockery, High Street, Reading, RG4 6UP</b>					Terraced House
Last Sold Date:	01/04/2011	08/10/2007			
Last Sold Price:	£664,000	£550,000			
<b>Old Surgery, High Street, Reading, RG4 6UP</b>					Detached House
Last Sold Date:	24/08/2010	12/03/2004	13/03/1999	13/12/1996	
Last Sold Price:	£249,995	£190,000	£135,000	£97,500	

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

# Market Sold in Street



<b>Even Cottage, High Street, Reading, RG4 6UP</b>			Detached House
Last Sold Date:	24/11/2006	02/04/2001	31/01/1997
Last Sold Price:	£300,000	£243,000	£151,000
<b>Holmlea, High Street, Reading, RG4 6UP</b>			Terraced House
Last Sold Date:	17/05/2004	21/11/1997	21/07/1995
Last Sold Price:	£245,000	£100,000	£128,000
<b>2, High Street, Reading, RG4 6UP</b>			Terraced House
Last Sold Date:	18/06/1999		
Last Sold Price:	£159,950		
<b>The Little Cottage, High Street, Reading, RG4 6UP</b>			Terraced House
Last Sold Date:	05/01/1998		
Last Sold Price:	£167,000		
<b>White Lodge, High Street, Reading, RG4 6UP</b>			Semi-detached House
Last Sold Date:	09/04/1997		
Last Sold Price:	£285,000		

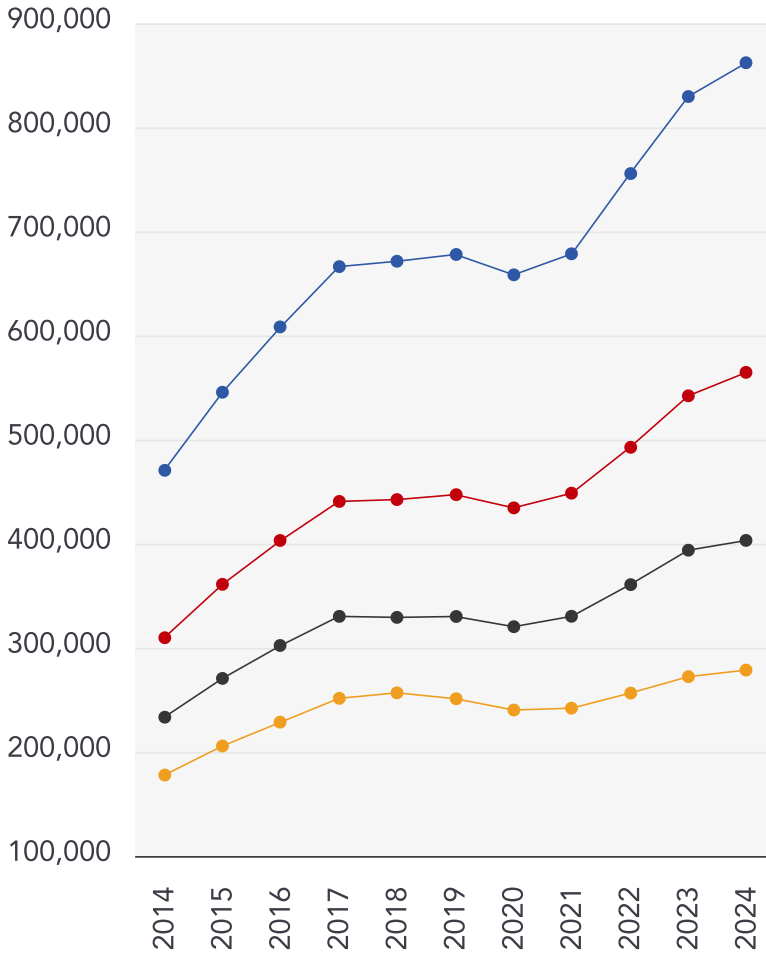
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG4



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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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.

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# Avocado Property

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