

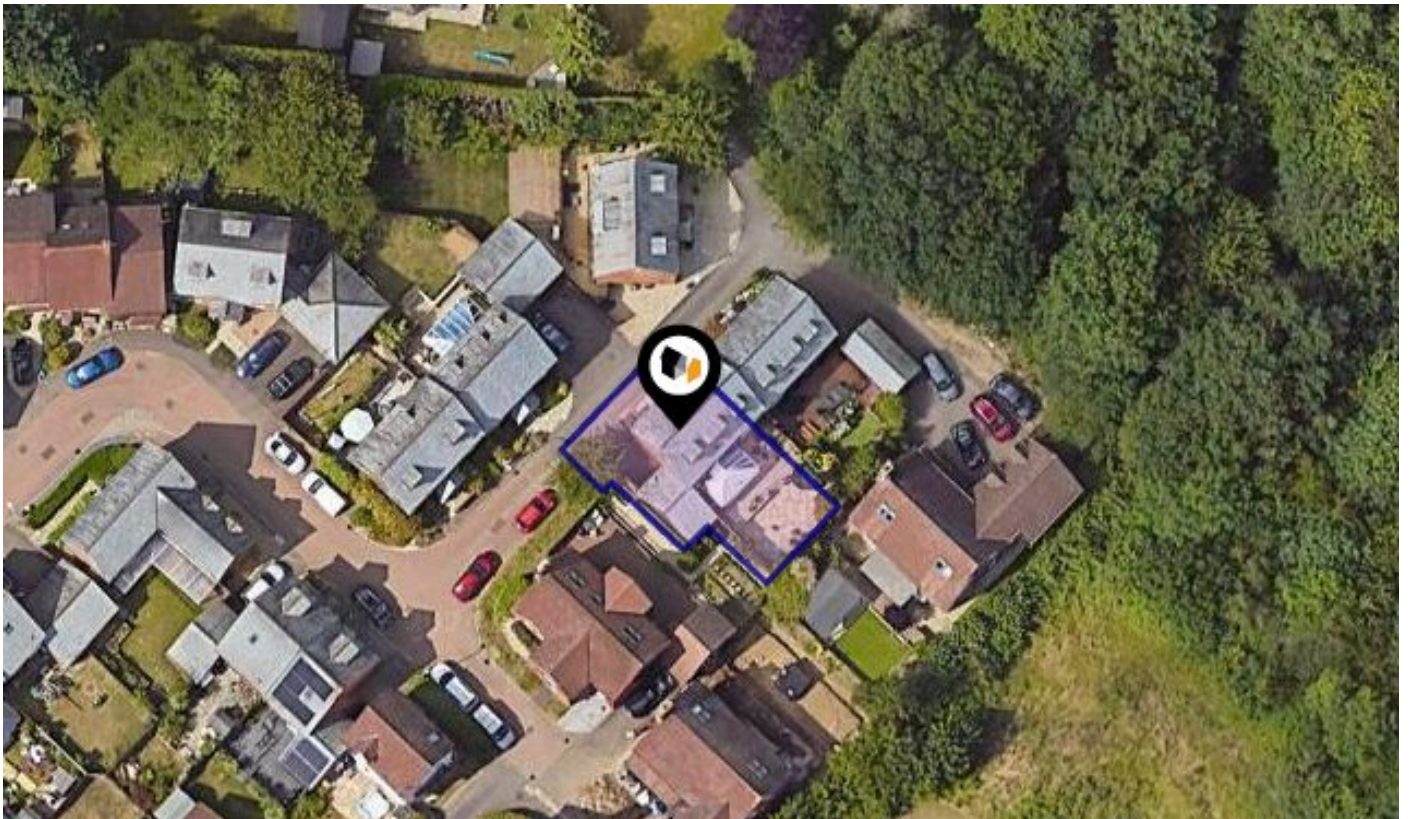


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 01st July 2024



DUCKETTS MEAD, SHINFIELD, READING, RG2

Avocado Property

01344 249 500

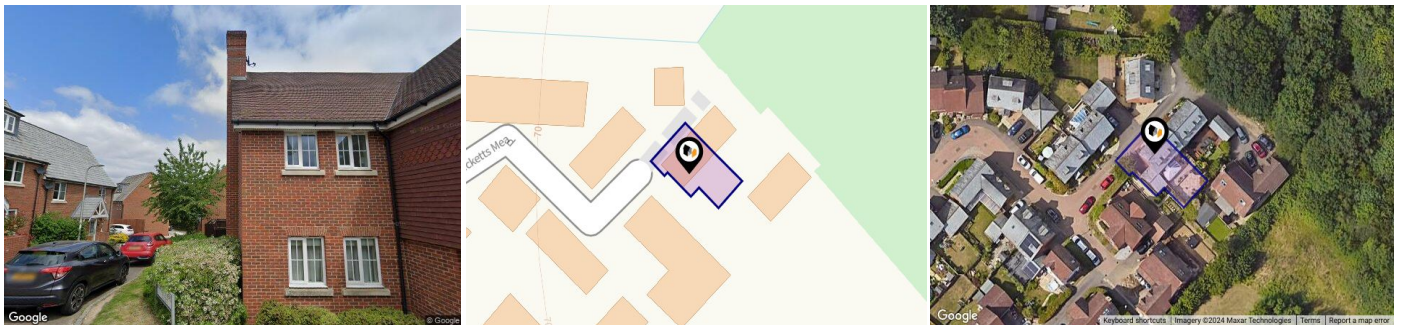
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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,636 ft ² / 152 m ²		
Plot Area:	0.06 acres		
Year Built :	After 2007		
Council Tax :	Band F		
Annual Estimate:	£3,269		
Title Number:	BK425085		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	53 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Ducketts Mead, Shinfield, Reading, RG2*

Reference - 141804	
Decision:	Approve
Date:	07th January 2014
Description:	Proposed erection of a single storey rear extension to form a conservatory.

Property EPC - Certificate



Ducketts Mead, Shinfield, RG2

Energy rating

C

Valid until 04.10.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

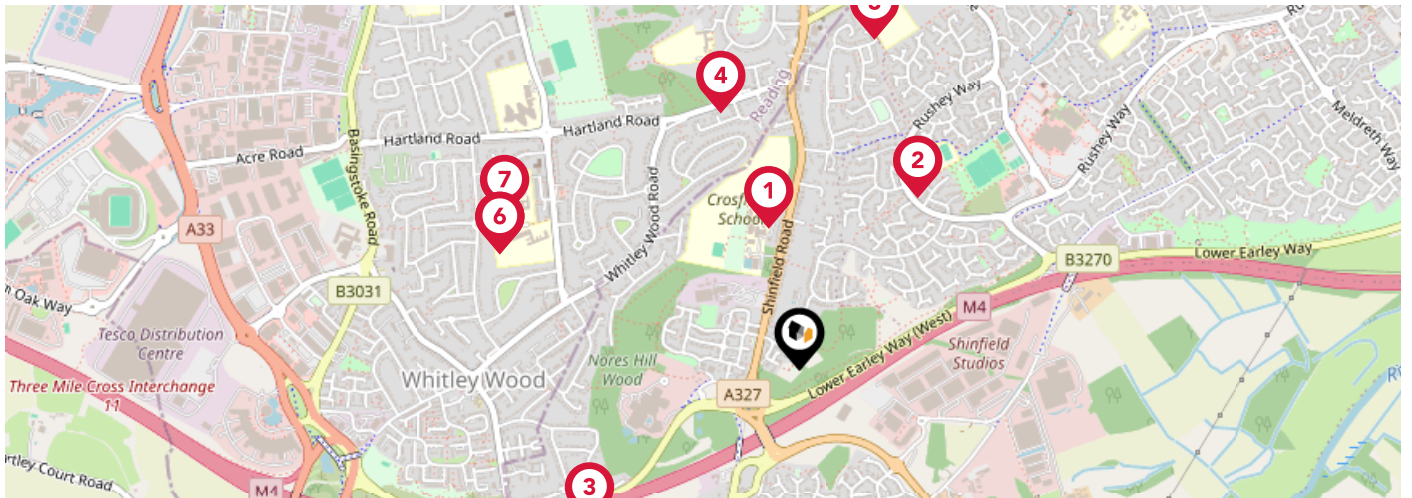
EPC - Additional Data



Additional EPC Data

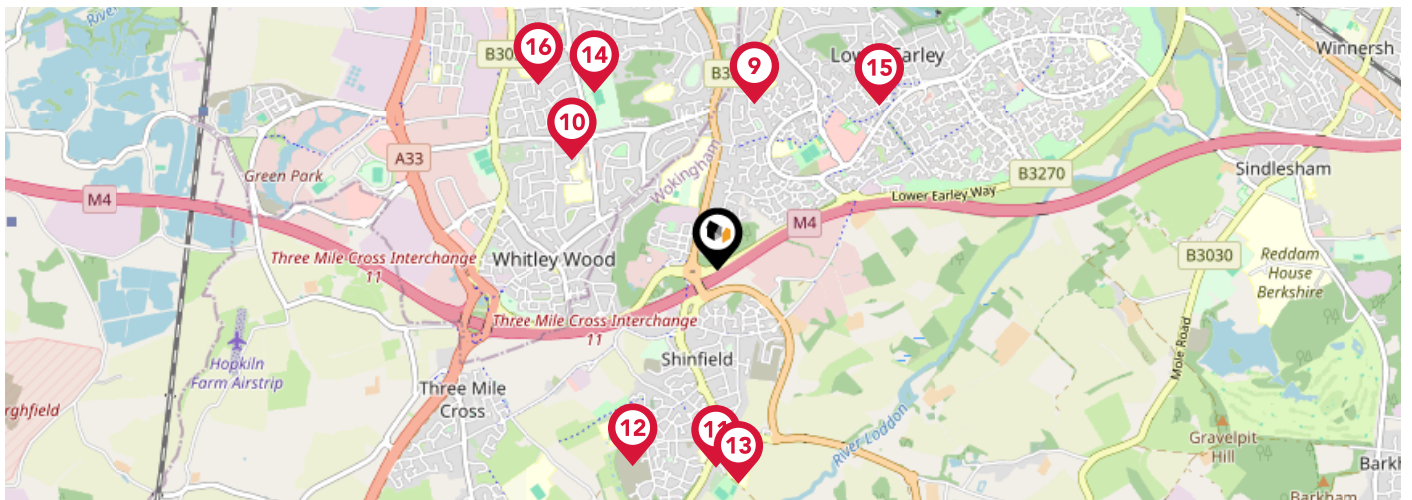
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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 78% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	152 m ²

Area Schools



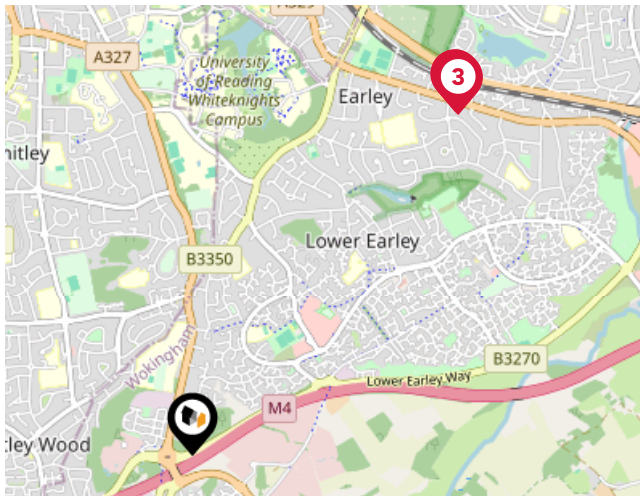
	Nursery	Primary	Secondary	College	Private
1 Crosfields School Ofsted Rating: Not Rated Pupils: 572 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Hillside Primary School Ofsted Rating: Good Pupils: 461 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 OneSchool Global UK Reading Primary Campus Ofsted Rating: Not Rated Pupils: 40 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 The Ridgeway Primary School Ofsted Rating: Good Pupils: 443 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Geoffrey Field Junior School Ofsted Rating: Good Pupils: 358 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 321 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 359 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Whiteknights Primary School Ofsted Rating: Good Pupils: 459 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



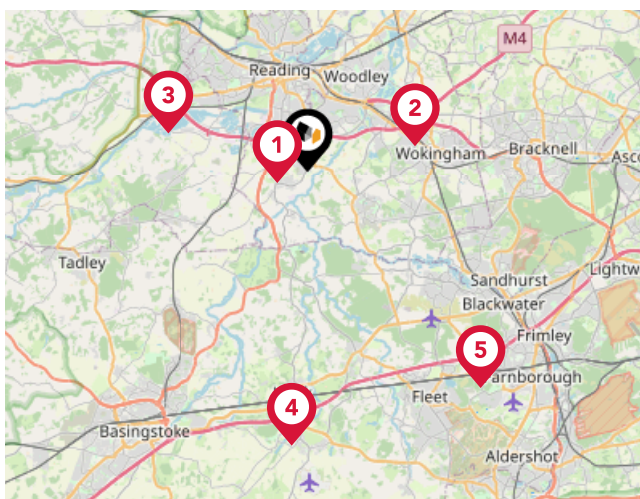
	Nursery	Primary	Secondary	College	Private
<p>9 Whiteknights Primary School</p> <p>Ofsted Rating: Good Pupils: 460 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 John Madejski Academy</p> <p>Ofsted Rating: Requires Improvement Pupils: 633 Distance:0.84</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Shinfield Infant and Nursery School</p> <p>Ofsted Rating: Good Pupils:0 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Alder Grove Church of England Primary School</p> <p>Ofsted Rating: Not Rated Pupils:0 Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Shinfield St Mary's CofE Junior School</p> <p>Ofsted Rating: Good Pupils: 358 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Blagdon Nursery School and Children's Centre</p> <p>Ofsted Rating: Outstanding Pupils: 166 Distance:1</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Radstock Primary School</p> <p>Ofsted Rating: Good Pupils: 434 Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Whitley Park Primary and Nursery School</p> <p>Ofsted Rating: Good Pupils: 596 Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



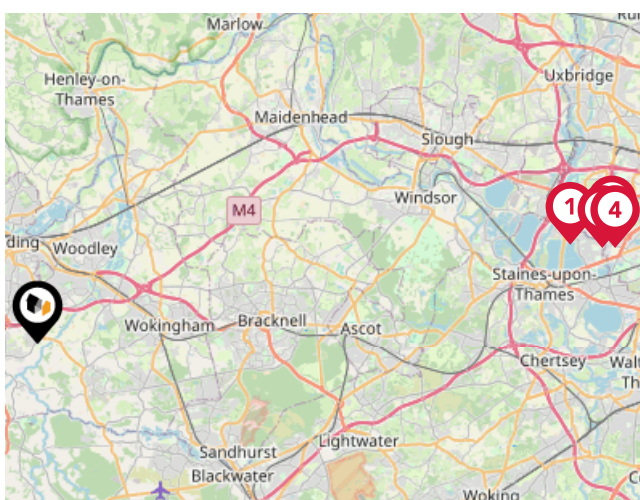
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	2.01 miles
2	Earley Rail Station	2 miles
3	Earley Rail Station	2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.18 miles
2	M4 J10	4.07 miles
3	M4 J12	5.33 miles
4	M3 J5	10.18 miles
5	M3 J4A	10.25 miles

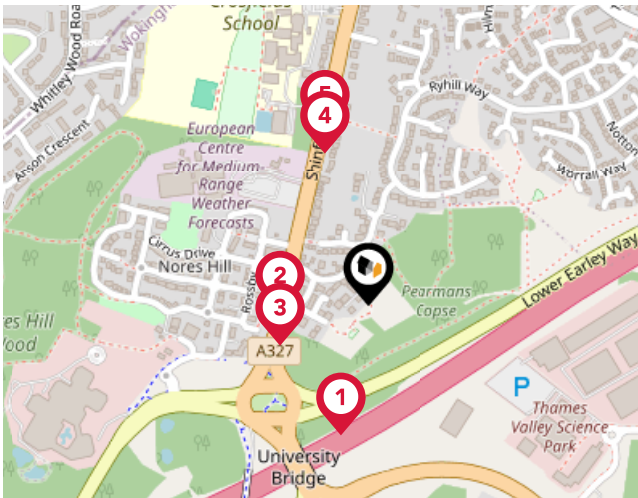


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	20.08 miles
2	London Heathrow Airport Terminal 3	21.2 miles
3	London Heathrow Airport	21.62 miles
4	London Heathrow Airport Terminal 2	21.65 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lower Earley Way West	0.15 miles
2	Ducketts Farm	0.1 miles
3	Ducketts Farm	0.11 miles
4	Weather Centre	0.18 miles
5	Weather Centre	0.21 miles

Market Sold in Street



5, Ducketts Mead, Reading, RG2 9GY		Detached House	
Last Sold Date:	18/09/2023		
Last Sold Price:	£675,000		
31, Ducketts Mead, Reading, RG2 9GY		Detached House	
Last Sold Date:	10/08/2023		
Last Sold Price:	£585,000		
76, Duckett's Mead, Reading, RG2 9GY		Semi-detached House	
Last Sold Date:	28/10/2022	27/08/2015	20/12/2013
Last Sold Price:	£385,000	£268,500	£225,000
24, Duckett's Mead, Reading, RG2 9GY		Detached House	
Last Sold Date:	29/09/2022	23/07/2008	
Last Sold Price:	£746,000	£449,995	
28, Duckett's Mead, Reading, RG2 9GY		Semi-detached House	
Last Sold Date:	01/08/2022	13/04/2017	21/12/2016
Last Sold Price:	£445,000	£338,000	£345,000
50, Duckett's Mead, Reading, RG2 9GY		Semi-detached House	
Last Sold Date:	02/02/2022	13/08/2014	29/10/2008
Last Sold Price:	£425,000	£325,000	£241,000
57, Duckett's Mead, Reading, RG2 9GY		Flat-maisonette House	
Last Sold Date:	25/01/2022	19/07/2016	
Last Sold Price:	£220,000	£148,500	
67, Duckett's Mead, Reading, RG2 9GY		Flat-maisonette House	
Last Sold Date:	25/06/2021	15/09/2017	18/07/2014
Last Sold Price:	£190,000	£224,500	£158,250
4, Duckett's Mead, Reading, RG2 9GY		Terraced House	
Last Sold Date:	30/04/2021	19/05/2017	23/08/2013
Last Sold Price:	£300,000	£310,100	£224,950
45, Duckett's Mead, Reading, RG2 9GY		Semi-detached House	
Last Sold Date:	23/04/2021	09/10/2008	
Last Sold Price:	£425,000	£312,495	
53, Duckett's Mead, Reading, RG2 9GY		Flat-maisonette House	
Last Sold Date:	19/02/2021		
Last Sold Price:	£109,000		
47, Duckett's Mead, Reading, RG2 9GY		Detached House	
Last Sold Date:	18/11/2020	29/09/2008	
Last Sold Price:	£750,000	£499,995	

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

Market Sold in Street



35, Duckett's Mead, Reading, RG2 9GY				Terraced House
Last Sold Date:	10/06/2020	21/12/2007		
Last Sold Price:	£330,000	£249,995		
44, Duckett's Mead, Reading, RG2 9GY				Semi-detached House
Last Sold Date:	23/05/2019	30/04/2008		
Last Sold Price:	£375,000	£304,995		
37, Duckett's Mead, Reading, RG2 9GY				Detached House
Last Sold Date:	09/05/2019	25/01/2013	23/11/2007	
Last Sold Price:	£380,000	£240,000	£239,195	
43, Duckett's Mead, Reading, RG2 9GY				Semi-detached House
Last Sold Date:	07/11/2018	03/07/2013	21/08/2008	
Last Sold Price:	£347,000	£258,000	£250,000	
32, Duckett's Mead, Reading, RG2 9GY				Semi-detached House
Last Sold Date:	27/07/2018	20/12/2007		
Last Sold Price:	£340,000	£284,000		
38, Duckett's Mead, Reading, RG2 9GY				Terraced House
Last Sold Date:	11/05/2018	18/10/2007		
Last Sold Price:	£327,000	£264,995		
58, Duckett's Mead, Reading, RG2 9GY				Flat-maisonette House
Last Sold Date:	30/04/2018			
Last Sold Price:	£141,000			
15, Duckett's Mead, Reading, RG2 9GY				Detached House
Last Sold Date:	28/02/2018			
Last Sold Price:	£455,000			
49, Duckett's Mead, Reading, RG2 9GY				Semi-detached House
Last Sold Date:	05/01/2018	30/11/2012	22/12/2008	
Last Sold Price:	£382,650	£150,000	£242,500	
63, Duckett's Mead, Reading, RG2 9GY				Flat-maisonette House
Last Sold Date:	27/10/2017			
Last Sold Price:	£121,500			
71, Duckett's Mead, Reading, RG2 9GY				Flat-maisonette House
Last Sold Date:	20/01/2017	12/06/2015		
Last Sold Price:	£242,000	£195,000		
74, Duckett's Mead, Reading, RG2 9GY				Terraced House
Last Sold Date:	23/08/2016			
Last Sold Price:	£320,000			

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

Market Sold in Street



60, Duckett's Mead, Reading, RG2 9GY			Flat-maisonette House
Last Sold Date:	01/08/2016	12/11/2015	14/07/2010
Last Sold Price:	£121,500	£105,750	£83,250
26, Duckett's Mead, Reading, RG2 9GY			Detached House
Last Sold Date:	21/03/2016	11/09/2008	
Last Sold Price:	£580,000	£375,000	
2, Duckett's Mead, Reading, RG2 9GY			Semi-detached House
Last Sold Date:	18/12/2015	11/04/2008	
Last Sold Price:	£277,500	£250,000	
1, Duckett's Mead, Reading, RG2 9GY			Detached House
Last Sold Date:	28/09/2015	03/06/2008	
Last Sold Price:	£495,000	£370,850	
8, Duckett's Mead, Reading, RG2 9GY			Terraced House
Last Sold Date:	30/04/2015	27/11/2009	
Last Sold Price:	£340,000	£250,000	
20, Duckett's Mead, Reading, RG2 9GY			Semi-detached House
Last Sold Date:	04/12/2014	08/02/2008	
Last Sold Price:	£390,000	£394,995	
18, Duckett's Mead, Reading, RG2 9GY			Detached House
Last Sold Date:	28/10/2014	24/12/2007	
Last Sold Price:	£399,950	£409,995	
Garage Associated With, 10, Duckett's Mead, Reading, RG2 9GY			Terraced House
Last Sold Date:	21/10/2014		
Last Sold Price:	£288,000		
31, Duckett's Mead, Reading, RG2 9GY			Detached House
Last Sold Date:	29/04/2014	21/08/2008	
Last Sold Price:	£420,000	£309,280	
6, Duckett's Mead, Reading, RG2 9GY			Terraced House
Last Sold Date:	19/07/2013		
Last Sold Price:	£230,000		
11, Duckett's Mead, Reading, RG2 9GY			Terraced House
Last Sold Date:	18/01/2013	14/06/2011	
Last Sold Price:	£225,000	£200,000	
12, Duckett's Mead, Reading, RG2 9GY			Terraced House
Last Sold Date:	20/12/2012		
Last Sold Price:	£241,000		

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

Market Sold in Street



41, Duckett's Mead, Reading, RG2 9GY	Terraced House
Last Sold Date: 15/06/2012	28/03/2008
Last Sold Price: £239,950	£249,995
5, Duckett's Mead, Reading, RG2 9GY	Detached House
Last Sold Date: 10/09/2010	
Last Sold Price: £430,000	
73, Duckett's Mead, Reading, RG2 9GY	Semi-detached House
Last Sold Date: 26/06/2009	
Last Sold Price: £228,000	
3, Duckett's Mead, Reading, RG2 9GY	Semi-detached House
Last Sold Date: 19/12/2008	
Last Sold Price: £250,000	
48, Duckett's Mead, Reading, RG2 9GY	Semi-detached House
Last Sold Date: 28/11/2008	
Last Sold Price: £250,000	
51, Duckett's Mead, Reading, RG2 9GY	Semi-detached House
Last Sold Date: 31/10/2008	
Last Sold Price: £250,000	
46, Duckett's Mead, Reading, RG2 9GY	Semi-detached House
Last Sold Date: 06/10/2008	
Last Sold Price: £329,995	
25, Duckett's Mead, Reading, RG2 9GY	Detached House
Last Sold Date: 29/09/2008	
Last Sold Price: £464,995	
19, Duckett's Mead, Reading, RG2 9GY	Detached House
Last Sold Date: 12/09/2008	
Last Sold Price: £475,000	
27, Duckett's Mead, Reading, RG2 9GY	Detached House
Last Sold Date: 09/09/2008	
Last Sold Price: £459,995	
23, Duckett's Mead, Reading, RG2 9GY	Detached House
Last Sold Date: 11/08/2008	
Last Sold Price: £447,500	
22, Duckett's Mead, Reading, RG2 9GY	Detached House
Last Sold Date: 20/06/2008	
Last Sold Price: £400,000	

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

Market Sold in Street



14, Duckett's Mead, Reading, RG2 9GY	Terraced House
Last Sold Date: 05/06/2008	
Last Sold Price: £227,000	
40, Duckett's Mead, Reading, RG2 9GY	Terraced House
Last Sold Date: 28/03/2008	
Last Sold Price: £249,995	
16, Duckett's Mead, Reading, RG2 9GY	Semi-detached House
Last Sold Date: 28/03/2008	
Last Sold Price: £354,995	
42, Duckett's Mead, Reading, RG2 9GY	Terraced House
Last Sold Date: 07/03/2008	
Last Sold Price: £267,950	
17, Duckett's Mead, Reading, RG2 9GY	Semi-detached House
Last Sold Date: 29/02/2008	
Last Sold Price: £359,995	
30, Duckett's Mead, Reading, RG2 9GY	Semi-detached House
Last Sold Date: 21/12/2007	
Last Sold Price: £280,595	
34, Duckett's Mead, Reading, RG2 9GY	Semi-detached House
Last Sold Date: 14/12/2007	
Last Sold Price: £257,995	
36, Duckett's Mead, Reading, RG2 9GY	Terraced House
Last Sold Date: 14/12/2007	
Last Sold Price: £248,995	
29, Duckett's Mead, Reading, RG2 9GY	Semi-detached House
Last Sold Date: 14/12/2007	
Last Sold Price: £299,950	
39, Duckett's Mead, Reading, RG2 9GY	Semi-detached House
Last Sold Date: 14/12/2007	
Last Sold Price: £249,995	
33, Duckett's Mead, Reading, RG2 9GY	Semi-detached House
Last Sold Date: 14/12/2007	
Last Sold Price: £324,995	
72, Duckett's Mead, Reading, RG2 9GY	Flat-maisonette House
Last Sold Date: 09/11/2007	
Last Sold Price: £218,000	

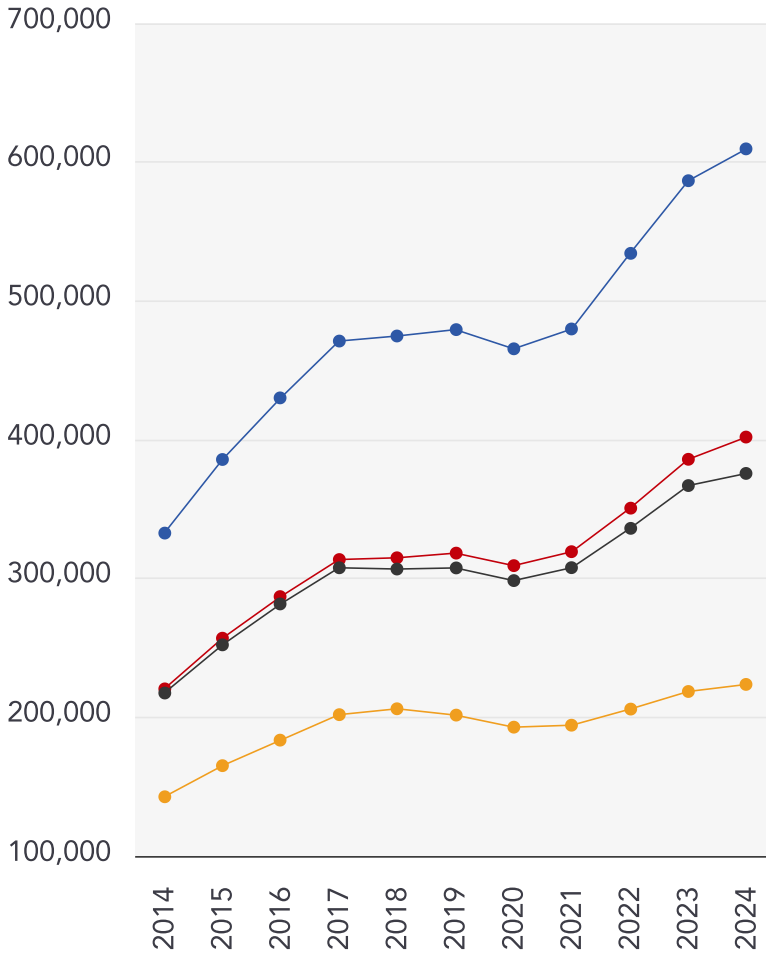
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Market

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

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.

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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