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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 03<sup>rd</sup> July 2024



**WOODCOCK COURT, THREE MILE CROSS, READING, RG7**

## 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>      | 688 ft <sup>2</sup> / 64 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.04 acres                              |                |          |
| <b>Year Built :</b>     | 1996-2002                               |                |          |
| <b>Council Tax :</b>    | Band C                                  |                |          |
| <b>Annual Estimate:</b> | £2,011                                  |                |          |
| <b>Title Number:</b>    | BK468255                                |                |          |

## Local Area

|                           |           |
|---------------------------|-----------|
| <b>Local Authority:</b>   | Wokingham |
| <b>Conservation Area:</b> | No        |
| <b>Flood Risk:</b>        |           |
| • Rivers & Seas           | No Risk   |
| • Surface Water           | Low       |

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

|                   |                   |                  |
|-------------------|-------------------|------------------|
| <b>15</b><br>mb/s | <b>74</b><br>mb/s | <b>-</b><br>mb/s |
|                   |                   |                  |

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Woodcock Court, Three Mile Cross, RG7

Energy rating

# C

Valid until 17.04.2027

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85   B    |
| 69-80 | C             | 71   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Property

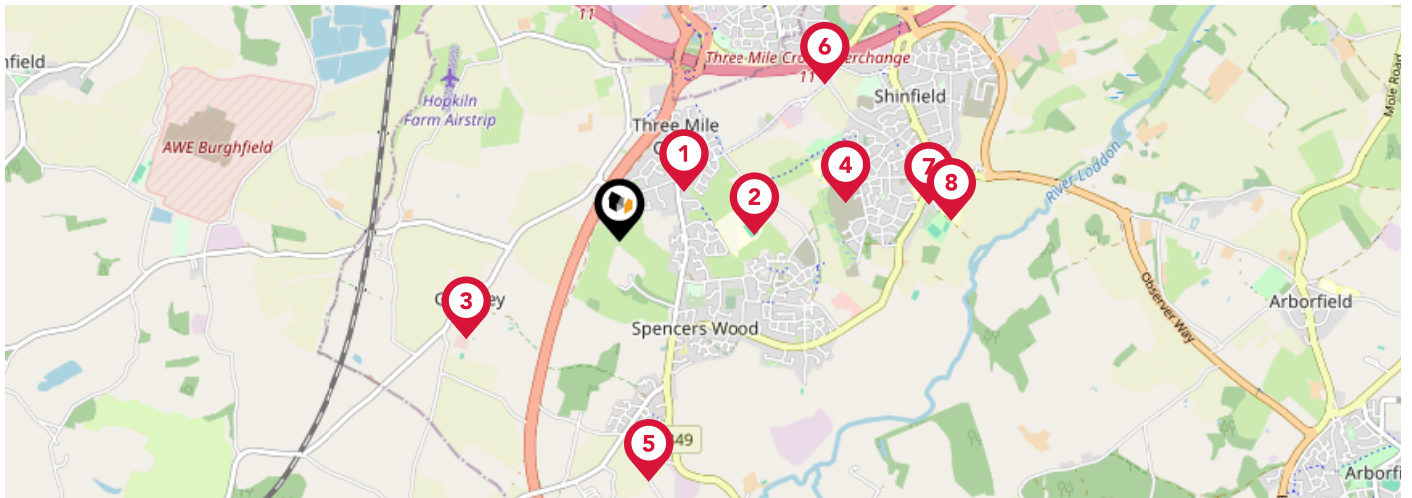
## EPC - Additional Data



### Additional EPC Data

|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House                                       |
| <b>Build Form:</b>                  | Mid-Terrace                                 |
| <b>Transaction Type:</b>            | Marketed sale                               |
| <b>Energy Tariff:</b>               | Single                                      |
| <b>Main Fuel:</b>                   | Mains gas (not community)                   |
| <b>Main Gas:</b>                    | Yes   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing installed before 2002        |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                     |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed)  |
| <b>Walls Energy:</b>                | Good  |
| <b>Roof:</b>                        | Pitched, 100 mm loft insulation             |
| <b>Roof Energy:</b>                 | Average                                     |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas             |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs        |
| <b>Hot Water System:</b>            | From main system                            |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in 82% of fixed outlets |
| <b>Floors:</b>                      | Solid, limited insulation (assumed)         |
| <b>Total Floor Area:</b>            | 64 m <sup>2</sup>                           |

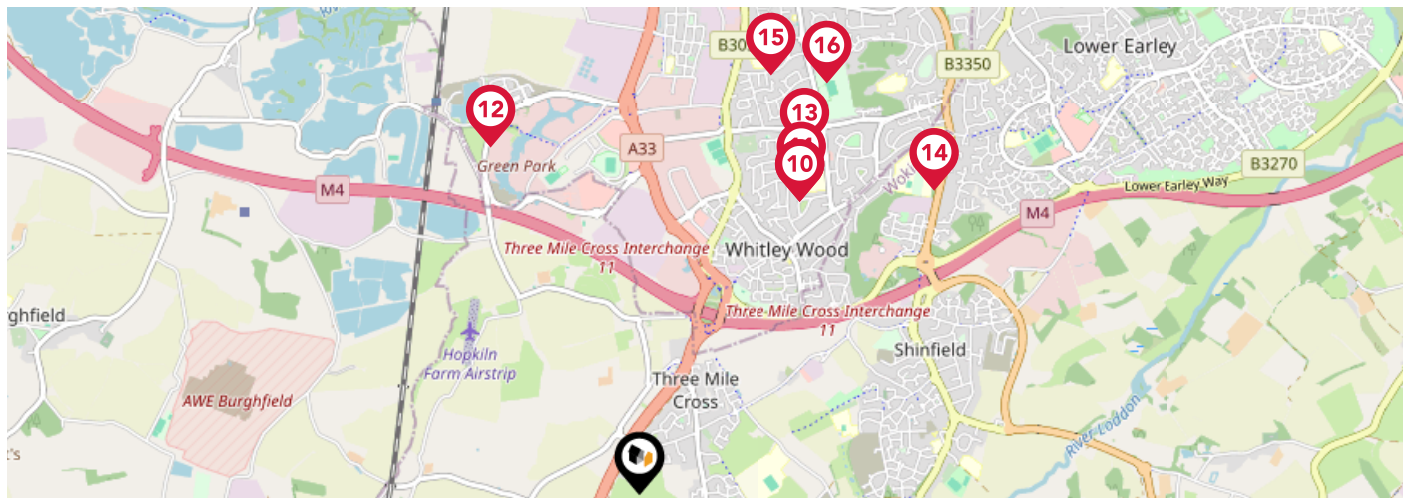
# Area Schools



|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>The Vine Christian School</b><br>Ofsted Rating: Inadequate   Pupils: 25   Distance:0.37                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Oakbank</b><br>Ofsted Rating: Requires Improvement   Pupils: 498   Distance:0.62                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Grazeley Parochial Church of England Aided Primary School</b><br>Ofsted Rating: Good   Pupils: 200   Distance:0.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Alder Grove Church of England Primary School</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:1.06            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Lambs Lane Primary School</b><br>Ofsted Rating: Good   Pupils: 202   Distance:1.12                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>OneSchool Global UK Reading Primary Campus</b><br>Ofsted Rating: Not Rated   Pupils: 40   Distance:1.19            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Shinfield Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.44                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Shinfield St Mary's CofE Junior School</b><br>Ofsted Rating: Good   Pupils: 358   Distance:1.54                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



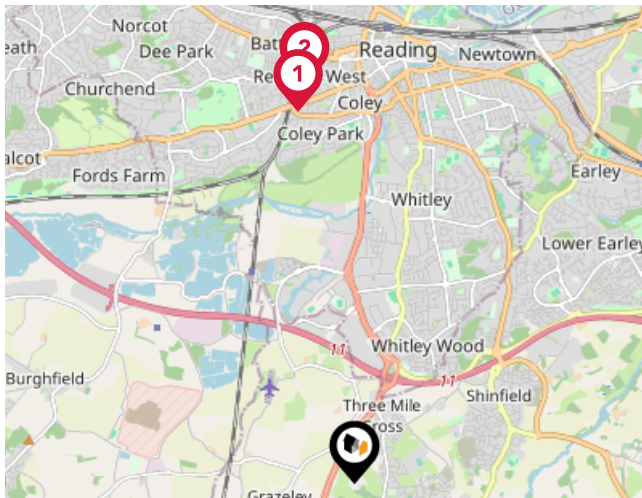
# Area Schools



|   | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>9</b> <b>Geoffrey Field Junior School</b><br/>Ofsted Rating: Good   Pupils: 358   Distance:1.54</p>                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>10</b> <b>Geoffrey Field Infant School</b><br/>Ofsted Rating: Outstanding   Pupils: 321   Distance:1.54</p>                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>11</b> <b>Christ The King Catholic Primary School</b><br/>Ofsted Rating: Good   Pupils: 359   Distance:1.62</p>             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>12</b> <b>Green Park Village Primary Academy</b><br/>Ofsted Rating: Not Rated   Pupils:0   Distance:1.75</p>                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>13</b> <b>John Madejski Academy</b><br/>Ofsted Rating: Requires Improvement   Pupils: 633   Distance:1.76</p>               | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>14</b> <b>Crosfields School</b><br/>Ofsted Rating: Not Rated   Pupils: 572   Distance:1.96</p>                              | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>15</b> <b>Whitley Park Primary and Nursery School</b><br/>Ofsted Rating: Good   Pupils: 596   Distance:2.03</p>             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>16</b> <b>Blagdon Nursery School and Children's Centre</b><br/>Ofsted Rating: Outstanding   Pupils: 166   Distance:2.09</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

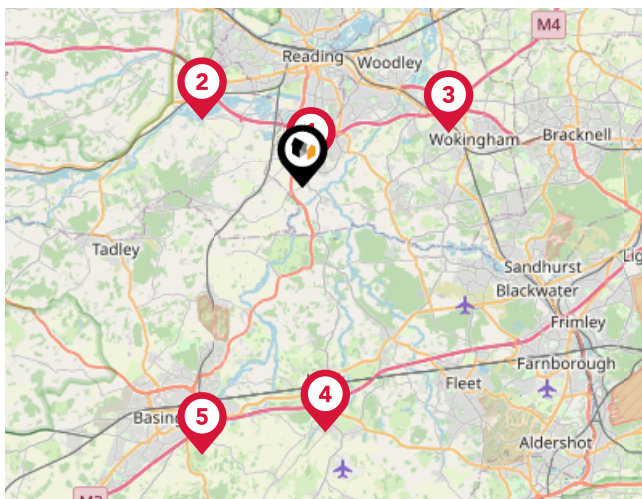
# Area

## Transport (National)



### National Rail Stations

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
| 1   | Reading West Rail Station | 3.48 miles |
| 2   | Reading West Rail Station | 3.7 miles  |
| 3   | Reading West Rail Station | 3.71 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M4 J11 | 0.76 miles  |
| 2   | M4 J12 | 4.48 miles  |
| 3   | M4 J10 | 5.76 miles  |
| 4   | M3 J5  | 9.12 miles  |
| 5   | M3 J6  | 10.57 miles |

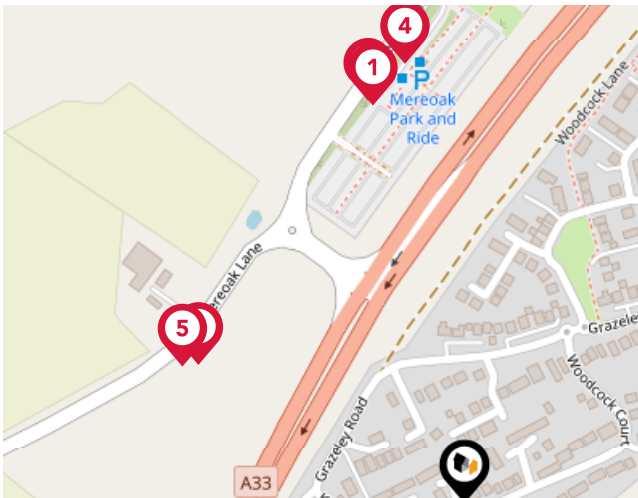


### Airports/Helipads

| Pin | Name                               | Distance    |
|-----|------------------------------------|-------------|
| 1   | London Heathrow Airport Terminal 5 | 21.71 miles |
| 2   | London Heathrow Airport Terminal 3 | 22.81 miles |
| 3   | London Heathrow Airport            | 23.24 miles |
| 4   | London Heathrow Airport Terminal 2 | 23.25 miles |

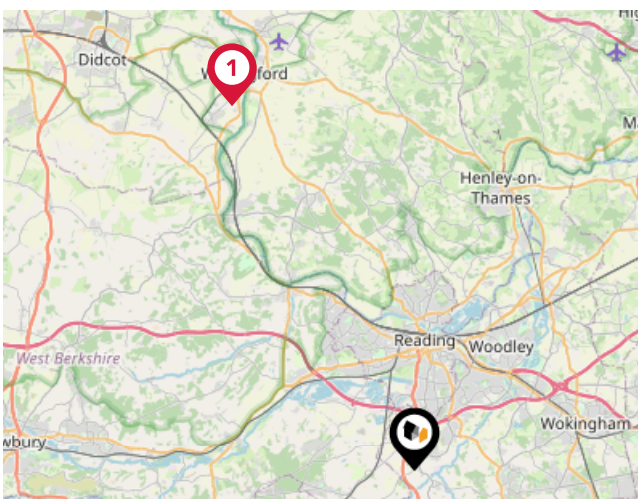
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                       | Distance   |
|-----|----------------------------|------------|
| 1   | MereOak Lane               | 0.24 miles |
| 2   | MereOak Lane               | 0.24 miles |
| 3   | MereOak Lane 3             | 0.17 miles |
| 4   | MereOak Lane - Park & Ride | 0.26 miles |
| 5   | MereOak Lane 3             | 0.18 miles |



### Local Connections

| Pin | Name  | Distance    |
|-----|---|-------------|
| 1   | Wallingford (Cholsey & Wallingford Railway) | 15.09 miles |



# Market Sold in Street



|   |            |            |            |            |            |                     |
|---|------------|------------|------------|------------|------------|---------------------|
| <b>70, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            |            | Terraced House      |
| Last Sold Date:                             | 24/07/2023 | 20/11/2020 | 15/12/2017 | 31/10/2017 | 27/05/2014 |                     |
| Last Sold Price:                            | £347,000   | £295,000   | £295,000   | £295,000   | £239,950   |                     |
| <b>34, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            |            | Terraced House      |
| Last Sold Date:                             | 17/02/2023 | 30/09/2016 | 25/09/2006 | 27/05/2005 |            |                     |
| Last Sold Price:                            | £390,000   | £365,000   | £215,000   | £199,500   |            |                     |
| <b>45, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            |            | Semi-detached House |
| Last Sold Date:                             | 09/12/2022 | 21/05/2013 | 29/02/2012 |            |            |                     |
| Last Sold Price:                            | £550,000   | £332,500   | £325,000   |            |            |                     |
| <b>29, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            |            | Detached House      |
| Last Sold Date:                             | 17/08/2022 | 07/11/2005 |            |            |            |                     |
| Last Sold Price:                            | £620,000   | £305,000   |            |            |            |                     |
| <b>48, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            |            | Terraced House      |
| Last Sold Date:                             | 29/07/2022 | 19/02/2021 | 05/01/2018 |            |            |                     |
| Last Sold Price:                            | £328,000   | £299,950   | £290,000   |            |            |                     |
| <b>79, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            |            | Semi-detached House |
| Last Sold Date:                             | 11/05/2022 | 30/05/2013 | 03/12/2004 |            |            |                     |
| Last Sold Price:                            | £450,000   | £265,000   | £250,000   |            |            |                     |
| <b>23, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            |            | Detached House      |
| Last Sold Date:                             | 28/02/2022 |            |            |            |            |                     |
| Last Sold Price:                            | £695,000   |            |            |            |            |                     |
| <b>56, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            |            | Detached House      |
| Last Sold Date:                             | 24/08/2021 | 10/09/2010 |            |            |            |                     |
| Last Sold Price:                            | £610,000   | £350,000   |            |            |            |                     |
| <b>33, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            |            | Detached House      |
| Last Sold Date:                             | 30/06/2021 | 12/12/2014 | 27/04/2006 | 11/06/2004 |            |                     |
| Last Sold Price:                            | £532,000   | £525,000   | £315,000   | £330,000   |            |                     |
| <b>64, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            |            | Semi-detached House |
| Last Sold Date:                             | 25/03/2021 | 30/10/2007 |            |            |            |                     |
| Last Sold Price:                            | £445,000   | £286,000   |            |            |            |                     |
| <b>51, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            |            | other House         |
| Last Sold Date:                             | 12/02/2021 | 17/10/2014 |            |            |            |                     |
| Last Sold Price:                            | £315,000   | £259,950   |            |            |            |                     |
| <b>44, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            |            | Terraced House      |
| Last Sold Date:                             | 12/02/2021 | 25/08/2017 |            |            |            |                     |
| Last Sold Price:                            | £297,000   | £305,000   |            |            |            |                     |

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

# Market Sold in Street



|   |            |            |            |            |                     |
|---|------------|------------|------------|------------|---------------------|
| <b>18, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            | Terraced House      |
| Last Sold Date:                             | 08/01/2021 | 06/12/2013 | 20/10/2009 | 29/04/2005 |                     |
| Last Sold Price:                            | £310,000   | £229,950   | £190,000   | £180,000   |                     |
| <b>52, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            | Terraced House      |
| Last Sold Date:                             | 15/05/2020 |            |            |            |                     |
| Last Sold Price:                            | £330,000   |            |            |            |                     |
| <b>37, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            | Detached House      |
| Last Sold Date:                             | 20/08/2019 | 31/08/2006 |            |            |                     |
| Last Sold Price:                            | £490,000   | £350,000   |            |            |                     |
| <b>57, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            | Detached House      |
| Last Sold Date:                             | 31/01/2019 |            |            |            |                     |
| Last Sold Price:                            | £475,000   |            |            |            |                     |
| <b>59, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            | Detached House      |
| Last Sold Date:                             | 04/01/2019 |            |            |            |                     |
| Last Sold Price:                            | £375,000   |            |            |            |                     |
| <b>40, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            | Semi-detached House |
| Last Sold Date:                             | 13/08/2018 | 23/01/2014 | 26/01/2007 |            |                     |
| Last Sold Price:                            | £390,000   | £294,000   | £273,000   |            |                     |
| <b>38, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            | Semi-detached House |
| Last Sold Date:                             | 07/03/2018 | 18/02/2011 |            |            |                     |
| Last Sold Price:                            | £305,000   | £204,000   |            |            |                     |
| <b>60, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            | Detached House      |
| Last Sold Date:                             | 31/08/2017 |            |            |            |                     |
| Last Sold Price:                            | £495,000   |            |            |            |                     |
| <b>67, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            | Semi-detached House |
| Last Sold Date:                             | 15/08/2017 |            |            |            |                     |
| Last Sold Price:                            | £365,000   |            |            |            |                     |
| <b>68, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            | Terraced House      |
| Last Sold Date:                             | 23/06/2017 |            |            |            |                     |
| Last Sold Price:                            | £300,000   |            |            |            |                     |
| <b>42, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            | Semi-detached House |
| Last Sold Date:                             | 27/04/2017 | 24/04/2008 | 09/12/2005 |            |                     |
| Last Sold Price:                            | £380,000   | £280,000   | £245,000   |            |                     |
| <b>69, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            |            | Terraced House      |
| Last Sold Date:                             | 27/02/2017 | 25/10/2013 | 26/01/2007 |            |                     |
| Last Sold Price:                            | £330,000   | £237,000   | £233,000   |            |                     |

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

# Market Sold in Street



|   |            |            |            |                     |
|---|------------|------------|------------|---------------------|
| <b>6, Woodcock Court, Reading, RG7 1BZ</b>  |            |            |            | Detached House      |
| Last Sold Date:                             | 17/02/2017 | 16/05/2005 |            |                     |
| Last Sold Price:                            | £405,000   | £240,000   |            |                     |
| <b>17, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            | Detached House      |
| Last Sold Date:                             | 22/05/2015 | 11/06/2004 |            |                     |
| Last Sold Price:                            | £550,000   | £360,000   |            |                     |
| <b>8, Woodcock Court, Reading, RG7 1BZ</b>  |            |            |            | Terraced House      |
| Last Sold Date:                             | 09/02/2015 | 27/11/2013 |            |                     |
| Last Sold Price:                            | £267,500   | £205,050   |            |                     |
| <b>47, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            | Semi-detached House |
| Last Sold Date:                             | 22/08/2014 |            |            |                     |
| Last Sold Price:                            | £400,000   |            |            |                     |
| <b>49, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            | Detached House      |
| Last Sold Date:                             | 11/07/2014 | 11/06/2009 | 20/05/2005 |                     |
| Last Sold Price:                            | £450,000   | £330,000   | £332,000   |                     |
| <b>77, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            | Semi-detached House |
| Last Sold Date:                             | 04/07/2014 | 13/05/2010 | 06/10/2006 |                     |
| Last Sold Price:                            | £307,500   | £261,500   | £250,000   |                     |
| <b>2, Woodcock Court, Reading, RG7 1BZ</b>  |            |            |            | Detached House      |
| Last Sold Date:                             | 09/05/2014 |            |            |                     |
| Last Sold Price:                            | £455,000   |            |            |                     |
| <b>1, Woodcock Court, Reading, RG7 1BZ</b>  |            |            |            | Detached House      |
| Last Sold Date:                             | 10/01/2014 | 11/03/2011 |            |                     |
| Last Sold Price:                            | £320,000   | £287,500   |            |                     |
| <b>63, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            | Detached House      |
| Last Sold Date:                             | 16/08/2013 | 09/06/2006 |            |                     |
| Last Sold Price:                            | £317,500   | £282,500   |            |                     |
| <b>26, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            | Detached House      |
| Last Sold Date:                             | 05/09/2012 | 07/01/2011 | 21/12/2006 |                     |
| Last Sold Price:                            | £300,000   | £290,000   | £289,950   |                     |
| <b>5, Woodcock Court, Reading, RG7 1BZ</b>  |            |            |            | Detached House      |
| Last Sold Date:                             | 22/03/2012 | 02/09/2005 |            |                     |
| Last Sold Price:                            | £370,000   | £350,000   |            |                     |
| <b>66, Woodcock Court, Reading, RG7 1BZ</b> |            |            |            | Terraced House      |
| Last Sold Date:                             | 09/12/2011 |            |            |                     |
| Last Sold Price:                            | £210,000   |            |            |                     |

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

# Market Sold in Street



|   |                     |            |
|---|---------------------|------------|
| <b>54, Woodcock Court, Reading, RG7 1BZ</b> | Detached House      |            |
| Last Sold Date:                             | 30/08/2011          |            |
| Last Sold Price:                            | £299,950            |            |
| <b>22, Woodcock Court, Reading, RG7 1BZ</b> | Semi-detached House |            |
| Last Sold Date:                             | 04/06/2010          |            |
| Last Sold Price:                            | £270,000            |            |
| <b>4, Woodcock Court, Reading, RG7 1BZ</b>  | Semi-detached House |            |
| Last Sold Date:                             | 12/02/2010          | 28/10/2005 |
| Last Sold Price:                            | £250,000            | £250,000   |
| <b>43, Woodcock Court, Reading, RG7 1BZ</b> | Semi-detached House |            |
| Last Sold Date:                             | 07/10/2009          | 04/02/2005 |
| Last Sold Price:                            | £295,000            | £275,000   |
| <b>7, Woodcock Court, Reading, RG7 1BZ</b>  | Semi-detached House |            |
| Last Sold Date:                             | 29/04/2009          | 31/03/2009 |
| Last Sold Price:                            | £220,000            | £220,000   |
| <b>71, Woodcock Court, Reading, RG7 1BZ</b> | Terraced House      |            |
| Last Sold Date:                             | 28/11/2008          |            |
| Last Sold Price:                            | £220,000            |            |
| <b>31, Woodcock Court, Reading, RG7 1BZ</b> | Detached House      |            |
| Last Sold Date:                             | 02/10/2008          | 22/10/2004 |
| Last Sold Price:                            | £325,000            | £330,000   |
| <b>46, Woodcock Court, Reading, RG7 1BZ</b> | Terraced House      |            |
| Last Sold Date:                             | 23/11/2007          |            |
| Last Sold Price:                            | £100,000            |            |
| <b>28, Woodcock Court, Reading, RG7 1BZ</b> | Semi-detached House |            |
| Last Sold Date:                             | 27/03/2007          |            |
| Last Sold Price:                            | £230,000            |            |
| <b>30, Woodcock Court, Reading, RG7 1BZ</b> | Semi-detached House |            |
| Last Sold Date:                             | 31/03/2006          |            |
| Last Sold Price:                            | £249,950            |            |
| <b>75, Woodcock Court, Reading, RG7 1BZ</b> | Detached House      |            |
| Last Sold Date:                             | 18/01/2006          |            |
| Last Sold Price:                            | £250,000            |            |
| <b>27, Woodcock Court, Reading, RG7 1BZ</b> | Detached House      |            |
| Last Sold Date:                             | 12/01/2006          |            |
| Last Sold Price:                            | £360,000            |            |

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



# Market Sold in Street



|   |                     |
|---|---------------------|
| <b>15, Woodcock Court, Reading, RG7 1BZ</b> | Semi-detached House |
| Last Sold Date: 29/06/2005                  |                     |
| Last Sold Price: £250,000                   |                     |
| <b>3, Woodcock Court, Reading, RG7 1BZ</b>  | Detached House      |
| Last Sold Date: 22/10/2004                  |                     |
| Last Sold Price: £320,000                   |                     |
| <b>12, Woodcock Court, Reading, RG7 1BZ</b> | Terraced House      |
| Last Sold Date: 23/08/2004                  |                     |
| Last Sold Price: £74,850                    |                     |
| <b>20, Woodcock Court, Reading, RG7 1BZ</b> | Semi-detached House |
| Last Sold Date: 24/06/2004                  |                     |
| Last Sold Price: £265,000                   |                     |

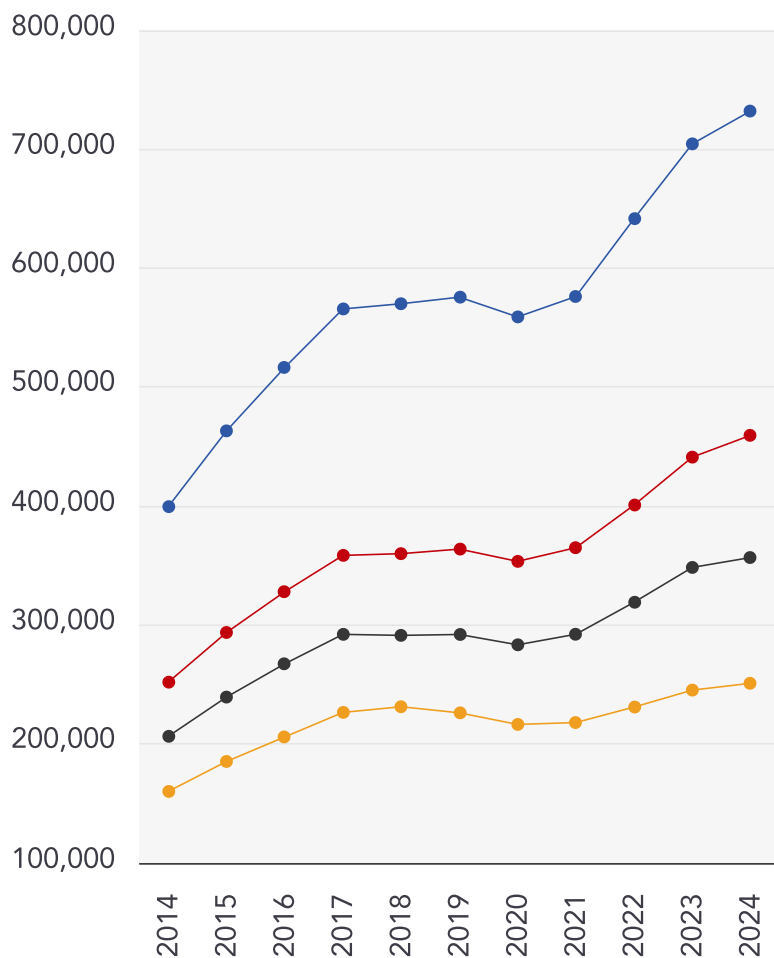
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



### 10 Year History of Average House Prices by Property Type in RG7



Detached

**+83.21%**

Semi-Detached

**+82.31%**

Terraced

**+72.76%**

Flat

**+56.72%**

# Avocado Property

## About Us



### 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.

# Agent Disclaimer



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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Avocado Property or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Avocado Property and therefore no warranties can be given as to their good working order.



# Avocado Property

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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