

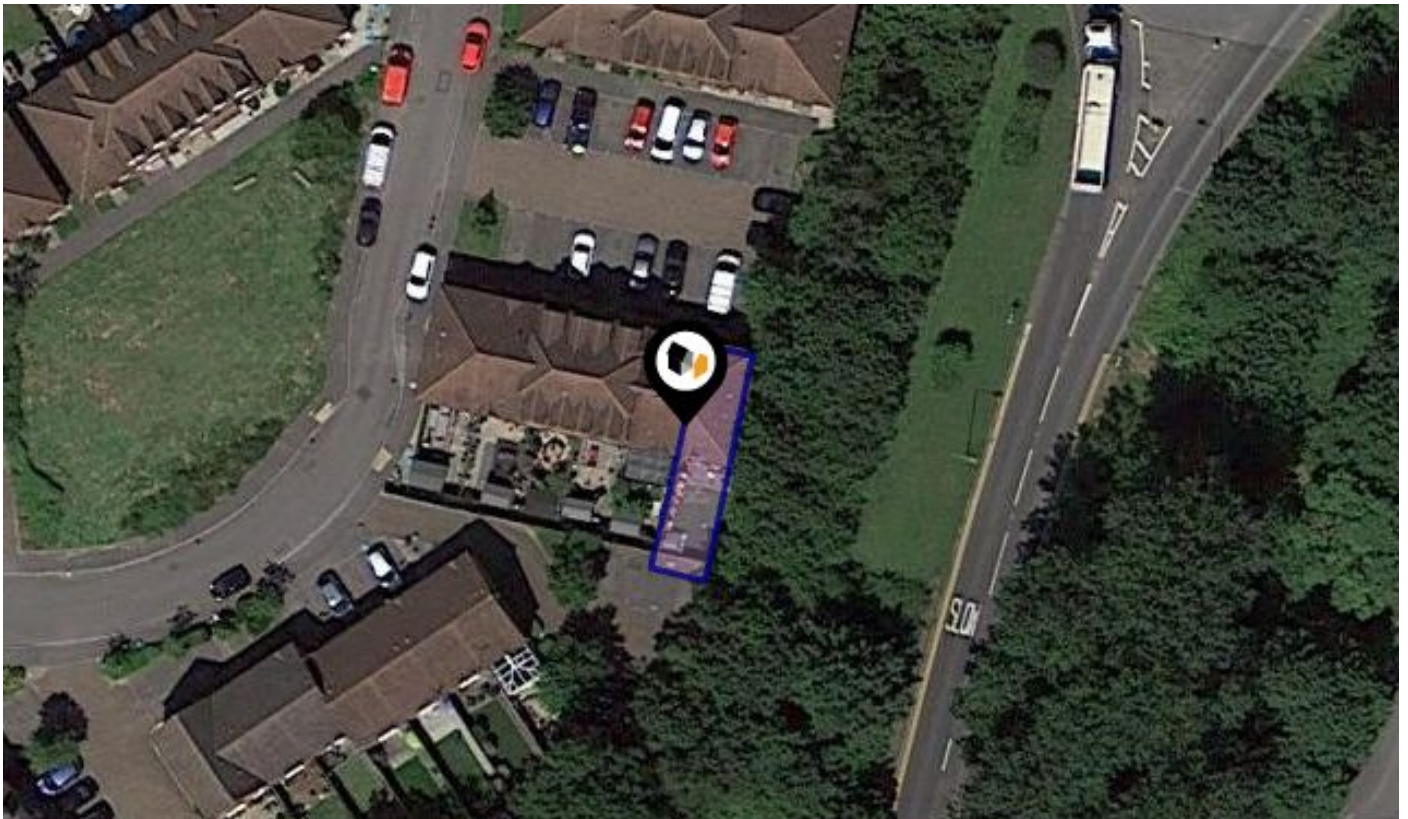


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th July 2024



POPERINGHE WAY, ARBORFIELD, READING, RG2

Avocado Property

01344 249 500

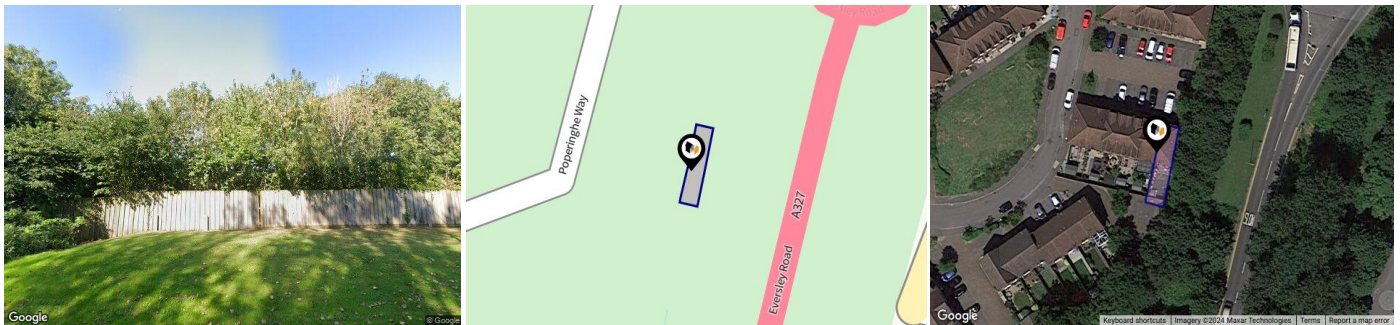
ellenandsanjay@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



Powered by
aprift
Know any property instantly

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	785 ft ² / 73 m ²		
Plot Area:	0.02 acres		
Year Built :	2003-2006		
Council Tax :	Band D		
Annual Estimate:	£2,263		
Title Number:	BK520598		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	59 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Poperinghe Way, Arborfield, RG2

Energy rating

C

Valid until 19.01.2025

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

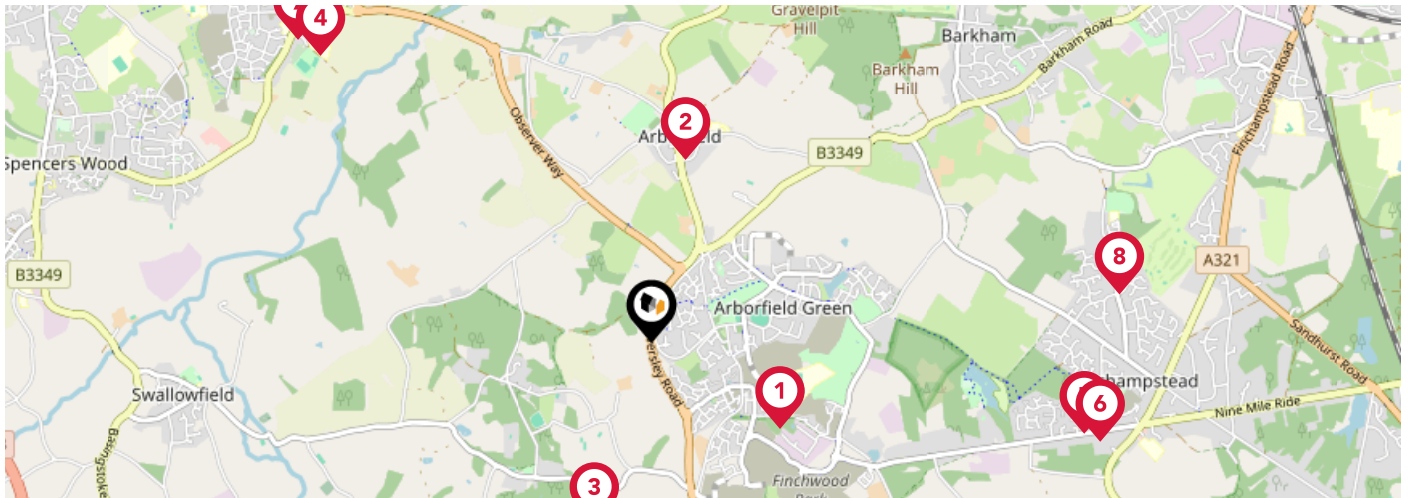
EPC - Additional Data



Additional EPC Data

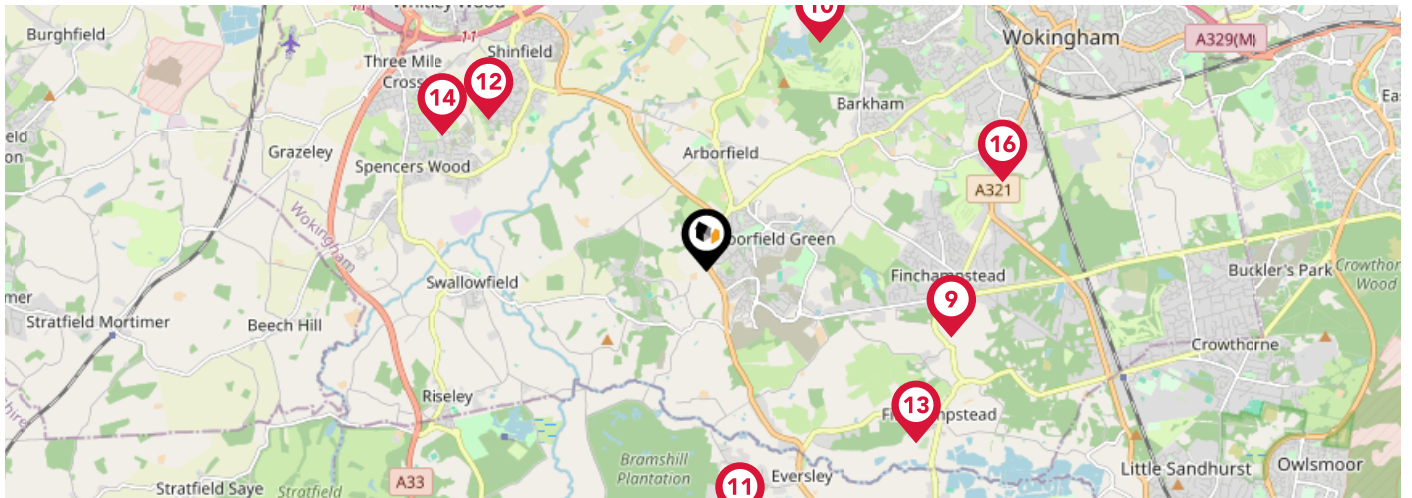
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 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 60% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	73 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Bohunt School Wokingham Ofsted Rating: Good Pupils: 914 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 The Coombes Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 432 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Farley Hill Primary School Ofsted Rating: Good Pupils: 207 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Gorse Ride Junior School Ofsted Rating: Good Pupils: 227 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Gorse Ride Infants' School Ofsted Rating: Good Pupils: 175 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Shinfield Infant and Nursery School Ofsted Rating: Good Pupils:0 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Waverley School Ofsted Rating: Not Rated Pupils: 222 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

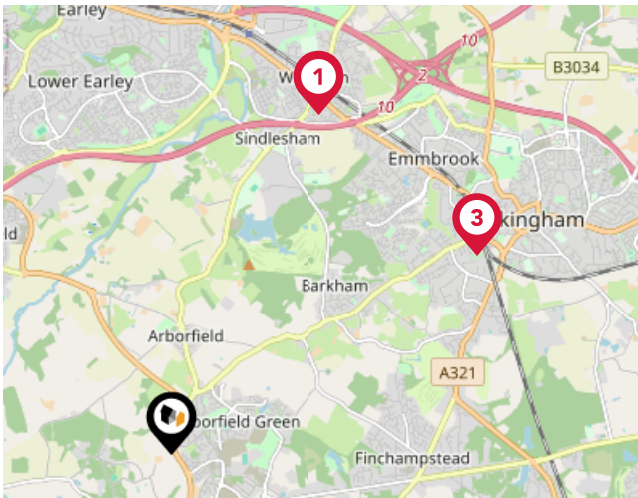
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Nine Mile Ride Primary School</p> <p>Ofsted Rating: Good Pupils: 350 Distance:2.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Reddam House Berkshire</p> <p>Ofsted Rating: Not Rated Pupils: 610 Distance:2.36</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Neot's School</p> <p>Ofsted Rating: Not Rated Pupils: 306 Distance:2.36</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:2.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Finchampstead CofE VA Primary School</p> <p>Ofsted Rating: Good Pupils: 114 Distance:2.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Oakbank</p> <p>Ofsted Rating: Requires Improvement Pupils: 498 Distance:2.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Bearwood Primary School</p> <p>Ofsted Rating: Good Pupils: 294 Distance:2.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Evendons Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 350 Distance:2.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

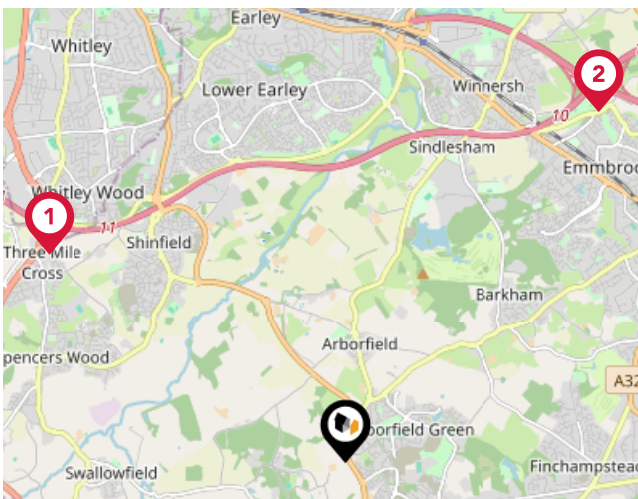
Area

Transport (National)



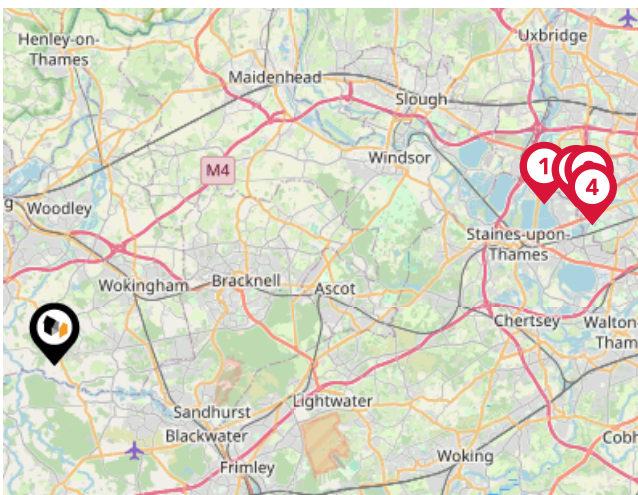
National Rail Stations

Pin	Name	Distance
1	Winnersh Rail Station	3.43 miles
2	Winnersh Rail Station	3.44 miles
3	Wokingham Rail Station	3.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	3.35 miles
2	M4 J10	4 miles
3	M3 J5	8.17 miles
4	M3 J4A	7.44 miles
5	M3 J4	8.05 miles



Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	19.08 miles
2	London Heathrow Airport Terminal 3	20.15 miles
3	London Heathrow Airport Terminal 2	20.58 miles
4	London Heathrow Airport Terminal 4	20.54 miles

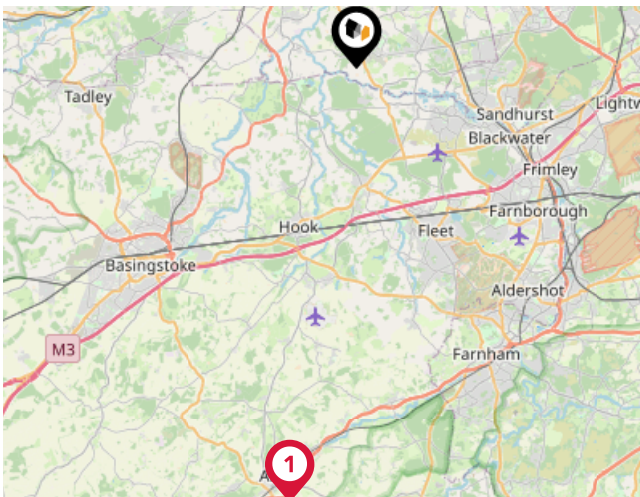
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kelvin Close	0.16 miles
2	Kelvin Close	0.18 miles
3	Faraday Close	0.27 miles
4	Faraday Close	0.27 miles
5	Sheerlands Road	0.38 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	16.29 miles

Market Sold in Street



71, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	05/07/2023	05/12/2014	23/06/2006	
Last Sold Price:	£372,000	£288,000	£276,500	
55, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	31/10/2022	03/09/2010	15/04/2010	02/06/2006
Last Sold Price:	£360,000	£240,000	£240,000	£279,950
41, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	28/09/2022	07/08/2017	30/06/2017	17/08/2006
Last Sold Price:	£440,000	£390,000	£410,000	£319,950
77, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	15/10/2021	22/07/2016	23/03/2012	26/05/2006
Last Sold Price:	£300,000	£285,000	£202,000	£211,000
89, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	25/06/2021	30/07/2014	19/03/2012	27/11/2006
Last Sold Price:	£338,000	£285,000	£239,950	£250,000
63, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	23/06/2021	11/11/2011	19/10/2006	
Last Sold Price:	£365,000	£240,000	£264,950	
23, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	22/04/2021			
Last Sold Price:	£285,000			
53, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	03/02/2021	17/08/2006		
Last Sold Price:	£327,500	£264,950		
33, Poperinghe Way, Reading, RG2 9LW				Semi-detached House
Last Sold Date:	19/06/2019	26/05/2006		
Last Sold Price:	£280,000	£198,550		
69, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	10/12/2018	08/09/2006		
Last Sold Price:	£337,000	£265,000		
61, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	29/11/2017	09/11/2009	26/10/2006	
Last Sold Price:	£340,000	£245,000	£264,950	
85, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	03/10/2017	11/12/2014	24/08/2006	
Last Sold Price:	£295,000	£250,000	£206,000	

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

Market Sold in Street



83, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	13/09/2017	15/04/2013	01/12/2006	
Last Sold Price:	£348,000	£255,000	£269,950	
47, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	28/07/2017	28/04/2017	18/04/2012	30/06/2006
Last Sold Price:	£340,000	£340,000	£249,000	£266,950
45, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	06/02/2017	15/09/2006		
Last Sold Price:	£352,500	£264,950		
31, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	30/11/2016	30/10/2014	16/06/2006	
Last Sold Price:	£295,000	£250,000	£199,000	
37, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	30/03/2016	05/06/2006		
Last Sold Price:	£280,000	£196,510		
57, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	15/01/2016	13/06/2006		
Last Sold Price:	£360,000	£279,950		
15, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	10/07/2015			
Last Sold Price:	£156,000			
59, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	30/04/2014	17/05/2006		
Last Sold Price:	£330,000	£320,400		
73, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	26/11/2013	28/09/2006		
Last Sold Price:	£262,000	£249,950		
49, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	06/09/2013	02/02/2007		
Last Sold Price:	£220,000	£220,000		
29, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	26/07/2013	30/06/2006		
Last Sold Price:	£210,000	£206,000		
95, Poperinghe Way, Reading, RG2 9LW				Terraced House
Last Sold Date:	28/06/2013	25/08/2006		
Last Sold Price:	£219,950	£206,000		

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

Market Sold in Street



67, Poperinghe Way, Reading, RG2 9LW			Terraced House
Last Sold Date:	30/07/2012	22/06/2006	
Last Sold Price:	£210,000	£216,000	
27, Poperinghe Way, Reading, RG2 9LW			Terraced House
Last Sold Date:	10/11/2011	24/02/2006	
Last Sold Price:	£200,000	£211,000	
81, Poperinghe Way, Reading, RG2 9LW			Terraced House
Last Sold Date:	11/08/2011	30/06/2006	
Last Sold Price:	£250,000	£276,500	
19, Poperinghe Way, Reading, RG2 9LW			Terraced House
Last Sold Date:	07/01/2011		
Last Sold Price:	£112,000		
9, Poperinghe Way, Reading, RG2 9LW			Terraced House
Last Sold Date:	07/01/2011		
Last Sold Price:	£210,000		
91, Poperinghe Way, Reading, RG2 9LW			Semi-detached House
Last Sold Date:	10/11/2010	13/10/2006	
Last Sold Price:	£250,000	£250,000	
65, Poperinghe Way, Reading, RG2 9LW			Semi-detached House
Last Sold Date:	12/03/2010	30/06/2006	
Last Sold Price:	£236,000	£266,950	
75, Poperinghe Way, Reading, RG2 9LW			Terraced House
Last Sold Date:	15/10/2008	26/05/2006	
Last Sold Price:	£211,000	£206,000	
87, Poperinghe Way, Reading, RG2 9LW			Terraced House
Last Sold Date:	29/11/2006		
Last Sold Price:	£264,950		
93, Poperinghe Way, Reading, RG2 9LW			Terraced House
Last Sold Date:	23/11/2006		
Last Sold Price:	£264,950		
79, Poperinghe Way, Reading, RG2 9LW			Terraced House
Last Sold Date:	27/10/2006		
Last Sold Price:	£269,950		
43, Poperinghe Way, Reading, RG2 9LW			Terraced House
Last Sold Date:	29/09/2006		
Last Sold Price:	£255,000		

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

Market Sold in Street



51, Poperinghe Way, Reading, RG2 9LW	Terraced House
Last Sold Date: 08/09/2006	
Last Sold Price: £220,000	
35, Poperinghe Way, Reading, RG2 9LW	Terraced House
Last Sold Date: 26/06/2006	
Last Sold Price: £203,440	
39, Poperinghe Way, Reading, RG2 9LW	Terraced House
Last Sold Date: 27/04/2006	
Last Sold Price: £250,000	

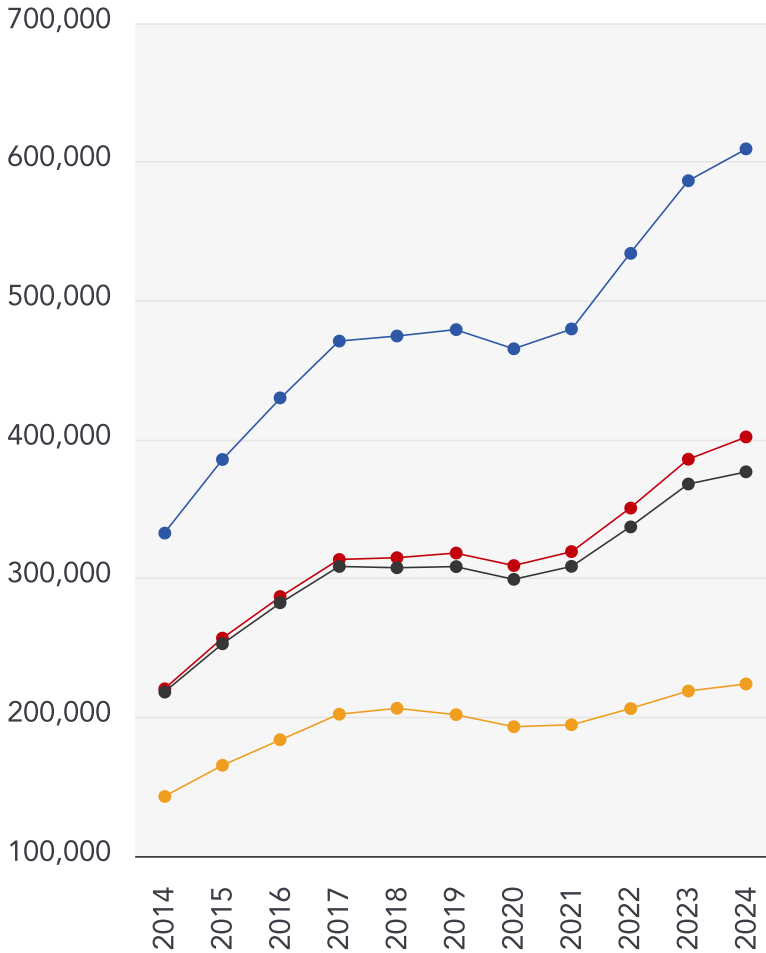
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG2



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

+56.72%



Avocado Property

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



Important - Please Read

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.



Contains public sector information licensed under the Open Government License v3.0

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.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Avocado Property

01344 249 500

ellenandsanjay@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk

