

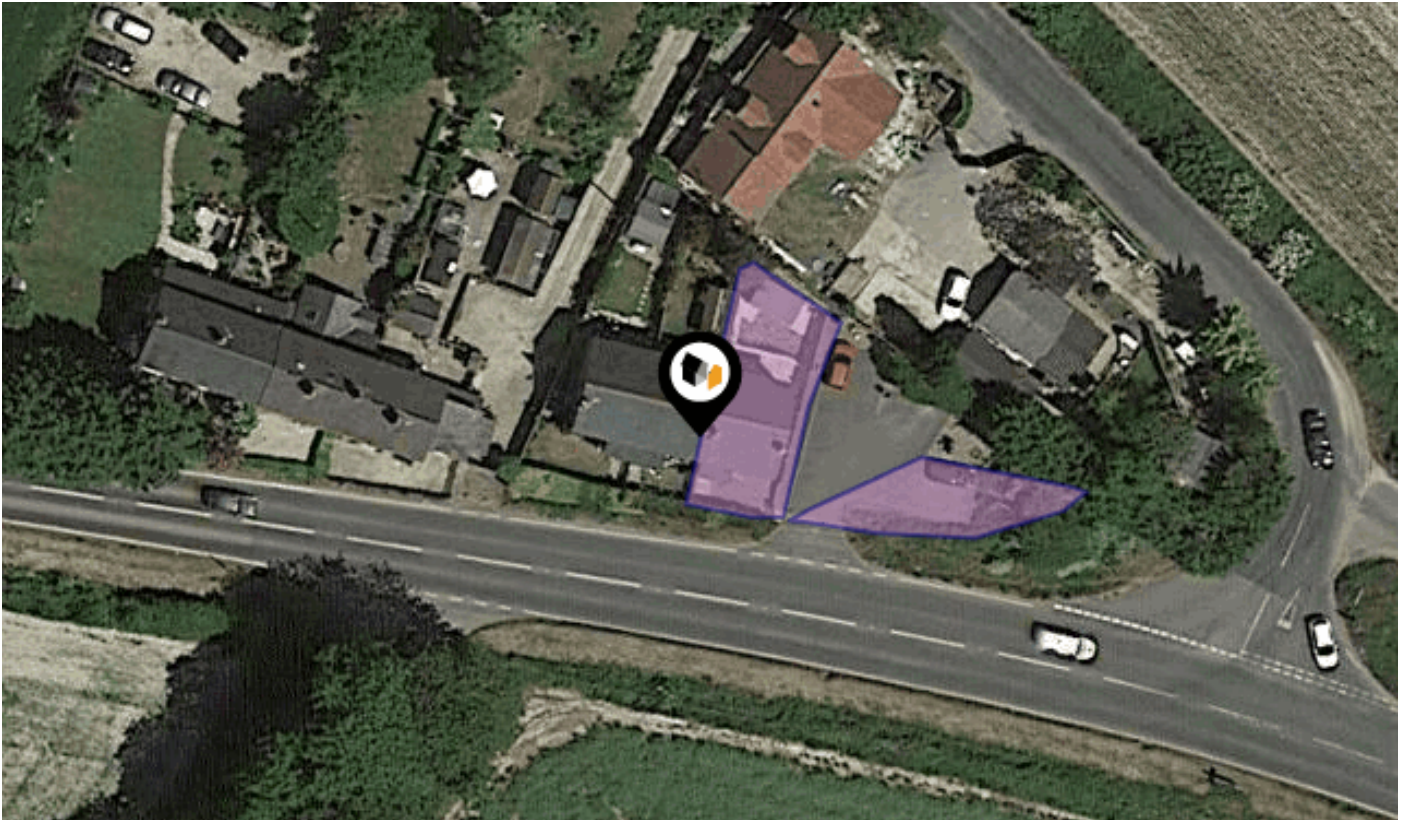


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th September 2024



LAVENDER TERRACE, EWELME, WALLINGFORD, OX10

Avocado Property

07916 843604

sherko@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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Property

| | | | |
|-------------------------|-------------------------------------------|----------------|----------|
| Type: | Semi-Detached | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 1,033 ft ² / 96 m ² | | |
| Plot Area: | 0.06 acres | | |
| Year Built : | After 2007 | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,357 | | |
| Title Number: | ON234374 | | |

Local Area

| | |
|---------------------------|-------------------|
| Local Authority: | South oxfordshire |
| Conservation Area: | No |
| Flood Risk: | |
| ● Rivers & Seas | No Risk |
| ● Surface Water | Very Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 15 mb/s | 900 mb/s |
|  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Lavender Terrace, Ewelme, OX10

Energy rating

D

Valid until 03.09.2030

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

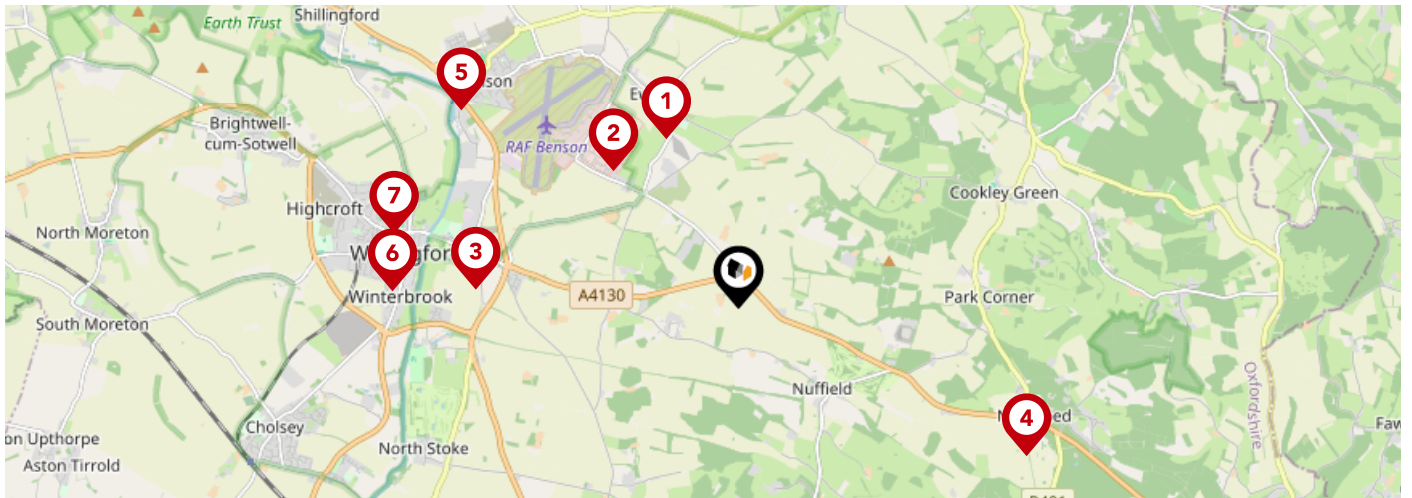
EPC - Additional Data











Additional EPC Data

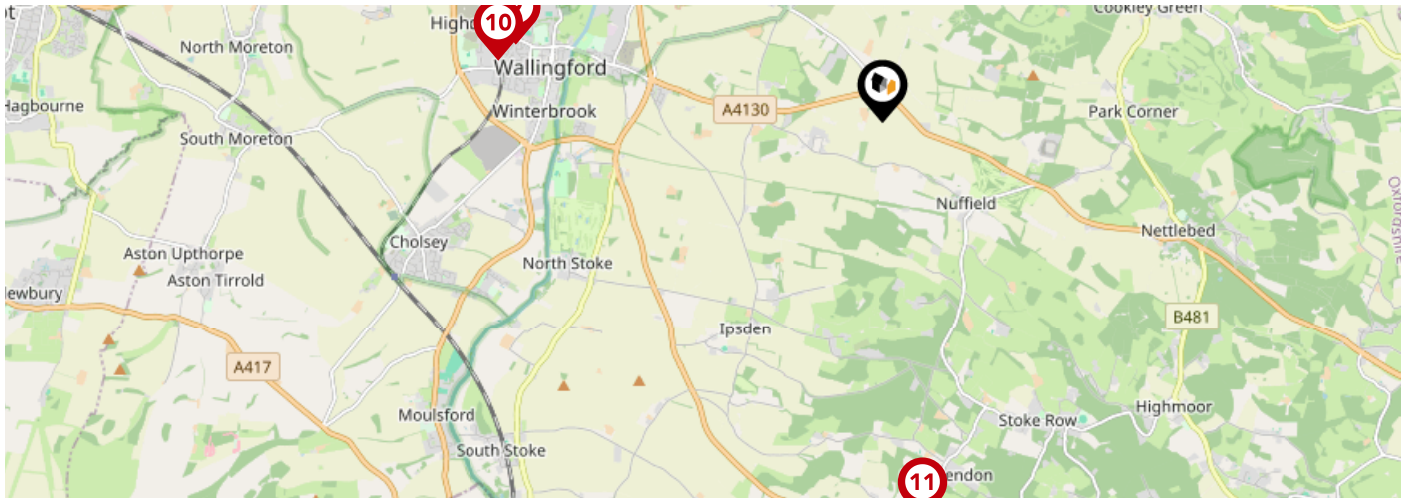
| | |
|-------------------------------------|-----------------------------------------------|
| Property Type: | House |
| Build Form: | End-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | LPG (not community) |
| Main Gas: | No |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 1 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| Main Heating: | Boiler and radiators, LPG |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Poor |
| Lighting: | Low energy lighting in 75% of fixed outlets |
| Floors: | Solid, insulated (assumed) |
| Total Floor Area: | 96 m ² |

Area Schools



| | Nursery | Primary | Secondary | College | Private |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  Ewelme CofE Primary School Ofsted Rating: Good Pupils: 79 Distance:1.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  RAF Benson Community Primary School Ofsted Rating: Good Pupils: 154 Distance:1.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Crowmarsh Gifford Church of England School Ofsted Rating: Good Pupils: 233 Distance:2.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Nettlebed Community School Ofsted Rating: Good Pupils: 159 Distance:2.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Benson Church of England Primary School Ofsted Rating: Good Pupils: 291 Distance:3.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  St John's Primary School Ofsted Rating: Good Pupils: 211 Distance:3.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Wallingford School Ofsted Rating: Good Pupils: 1411 Distance:3.24 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Stoke Row CofE Primary School Ofsted Rating: Good Pupils: 64 Distance:3.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

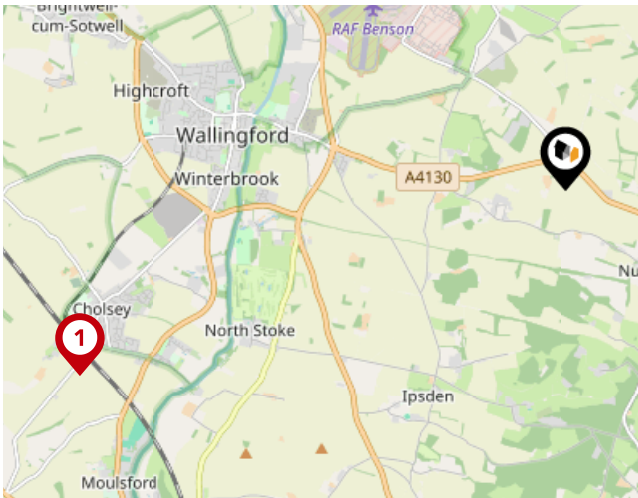
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | St Nicholas' Church of England Infants' School and Nursery Class, Wallingford Ofsted Rating: Good Pupils: 175 Distance:3.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Fir Tree Junior School Ofsted Rating: Good Pupils: 234 Distance:3.59 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Checkendon Church of England (A) Primary School Ofsted Rating: Good Pupils: 60 Distance:3.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Watlington Primary School Ofsted Rating: Outstanding Pupils: 210 Distance:4.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Icknield Community College Ofsted Rating: Good Pupils: 732 Distance:4.21 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Woodcote Primary School Ofsted Rating: Good Pupils: 166 Distance:4.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Langtree School Ofsted Rating: Good Pupils: 621 Distance:4.33 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | The Oratory School Ofsted Rating: Not Rated Pupils: 372 Distance:4.35 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

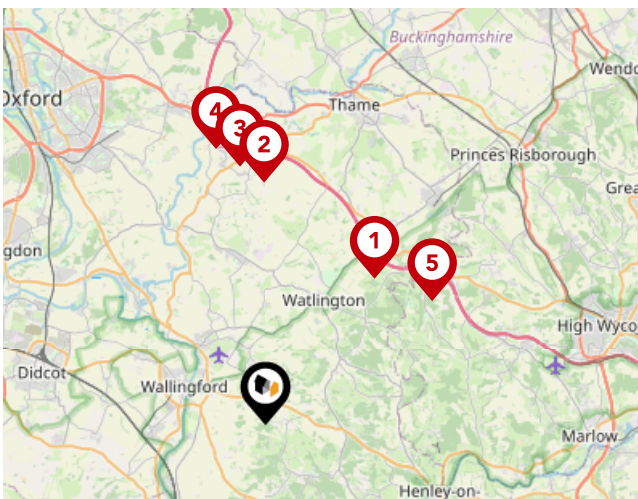
Area

Transport (National)



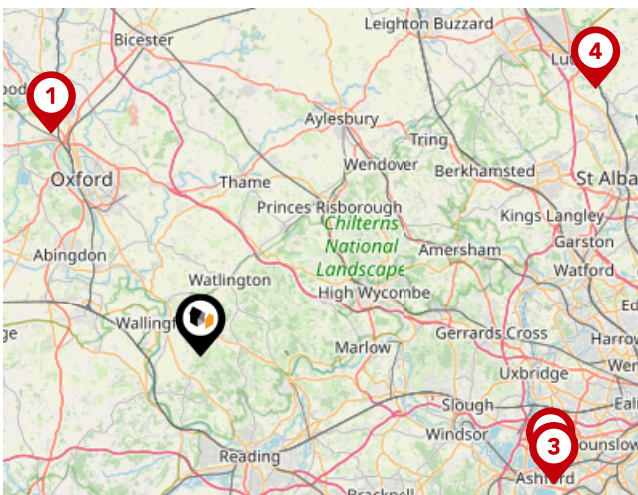
National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------------|------------|
| 1 | Cholesey Rail Station | 4.78 miles |
| 2 | Goring & Streatley Rail Station | 6.11 miles |
| 3 | Pangbourne Rail Station | 7.74 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M40 J6 | 6.69 miles |
| 2 | M40 J7 | 8.92 miles |
| 3 | M40 J8 | 9.53 miles |
| 4 | M40 J8A | 10.32 miles |
| 5 | M40 J5 | 7.59 miles |

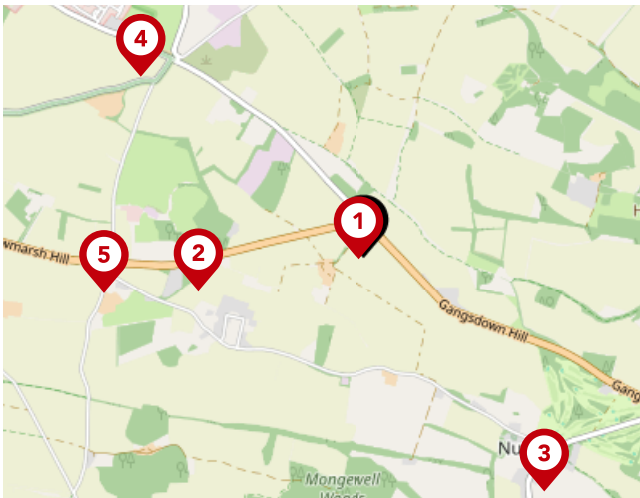


Airports/HELIPADS

| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| 1 | Kidlington | 19.72 miles |
| 2 | Heathrow Airport | 27.18 miles |
| 3 | Heathrow Airport Terminal 4 | 27.71 miles |
| 4 | Luton Airport | 35.1 miles |

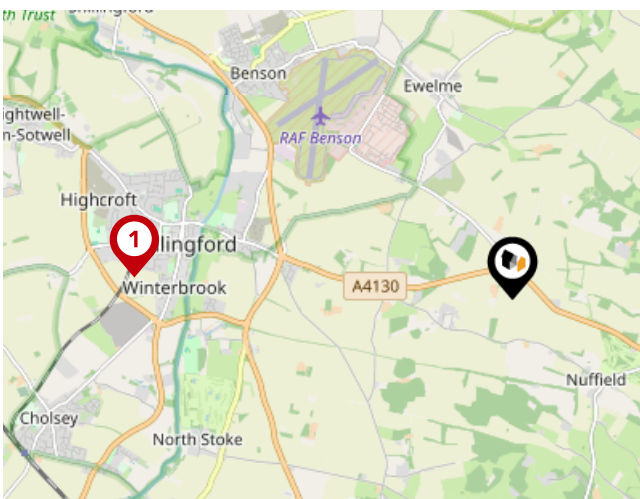
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------|------------|
| 1 | Mays Farm Cottages | 0.03 miles |
| 2 | The Cherries | 0.78 miles |
| 3 | Churchfield | 1.36 miles |
| 4 | Beggarsbush Hill | 1.32 miles |
| 5 | Icknield Way | 1.21 miles |



Local Connections

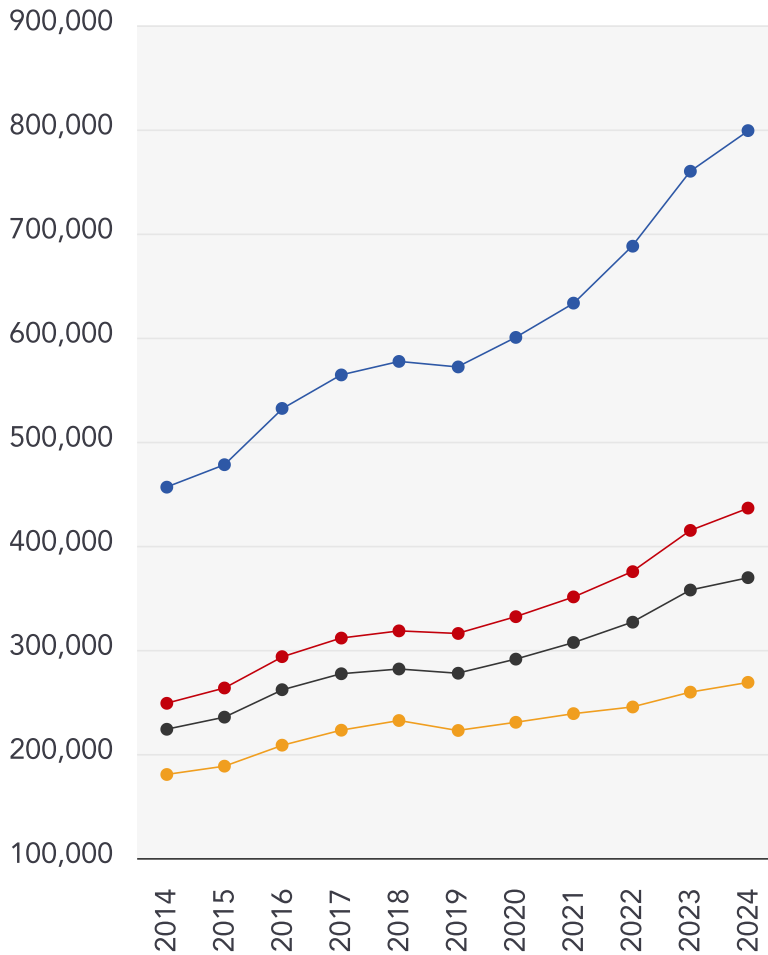
| Pin | Name | Distance |
|-----|---------------------------------------------|------------|
| 1 | Wallingford (Cholsey & Wallingford Railway) | 3.49 miles |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in OX10



Detached

+75.07%

Semi-Detached

+75.42%

Terraced

+65.11%

Flat

+49.1%



Avocado Property

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Avocado Property

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Avocado Property

07916 843604

sherko@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

