

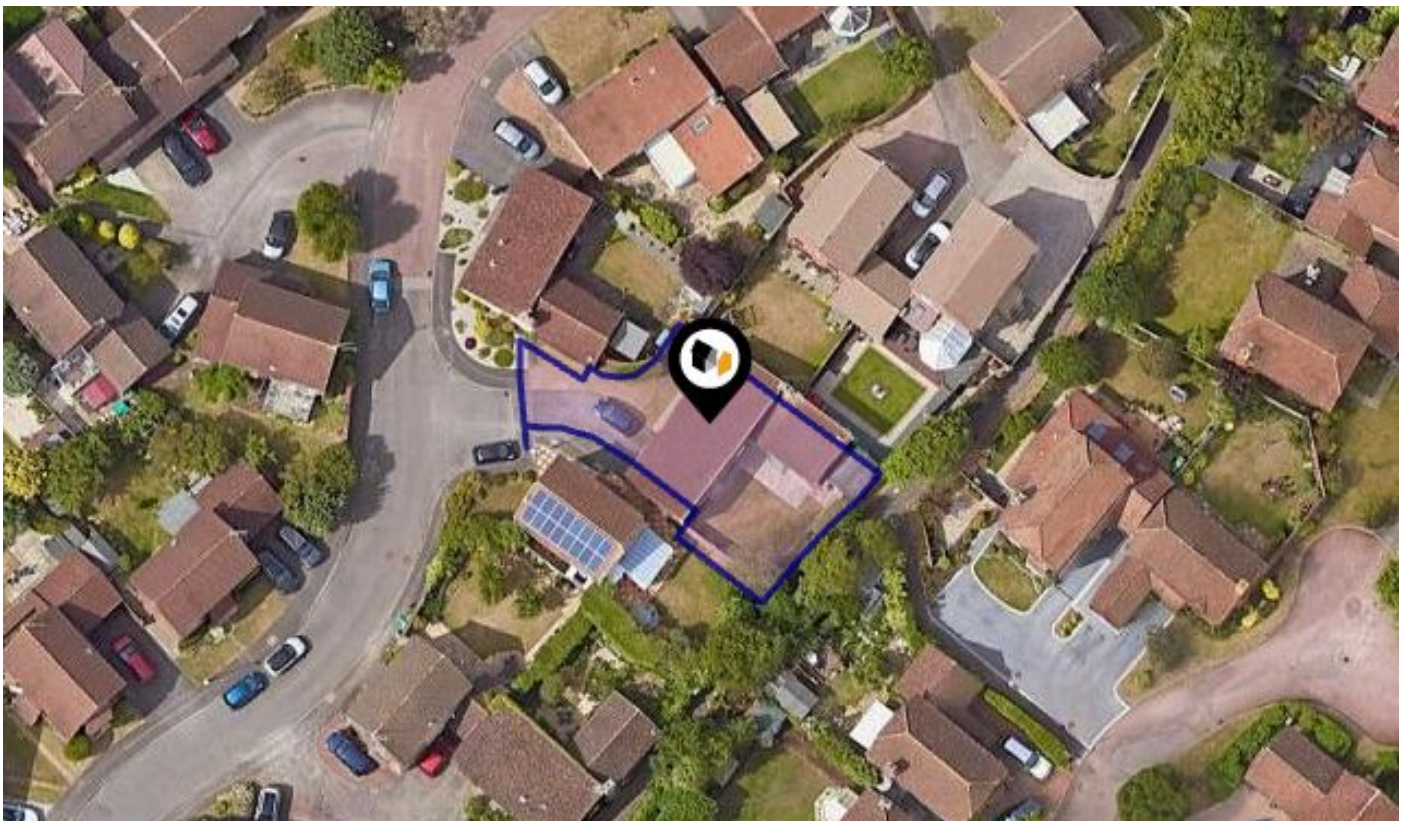


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 14th October 2024



TINWELL CLOSE, LOWER EARLEY, READING, RG6

Avocado Property

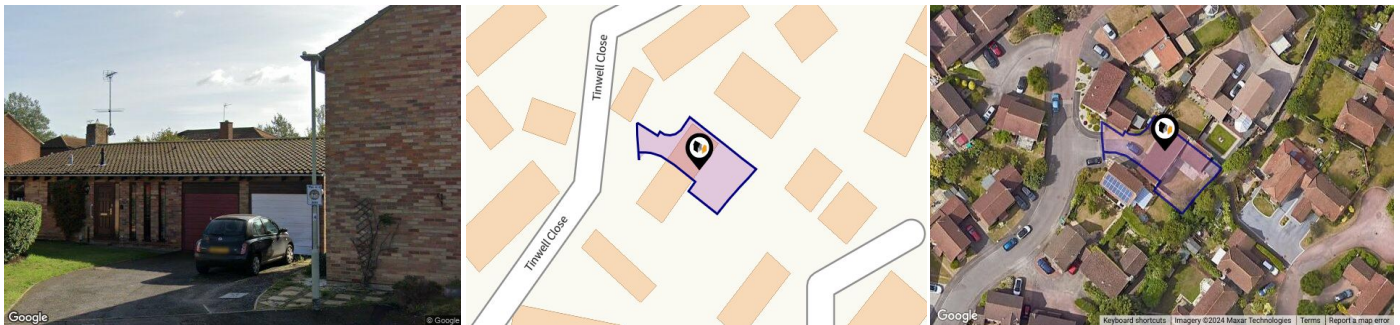
01344 249 500

ellenandsanjay@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



Property Overview



Property

Type: Detached
Bedrooms: 3
Plot Area: 0.08 acres
Council Tax : Band E
Annual Estimate: £2,766
Title Number: BK232345

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s

1000 mb/s

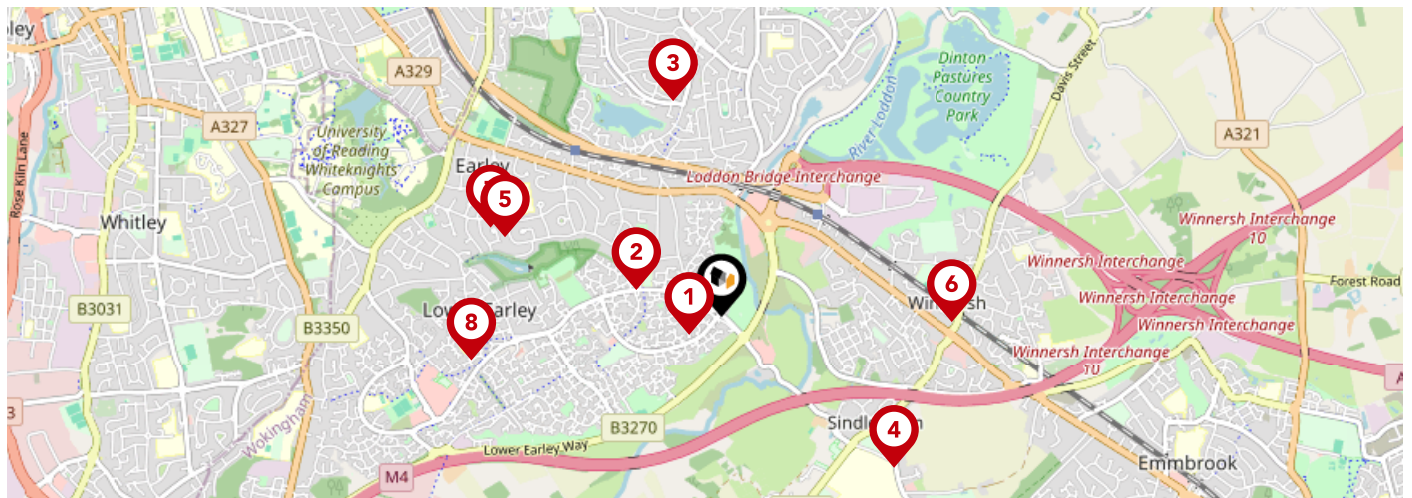
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

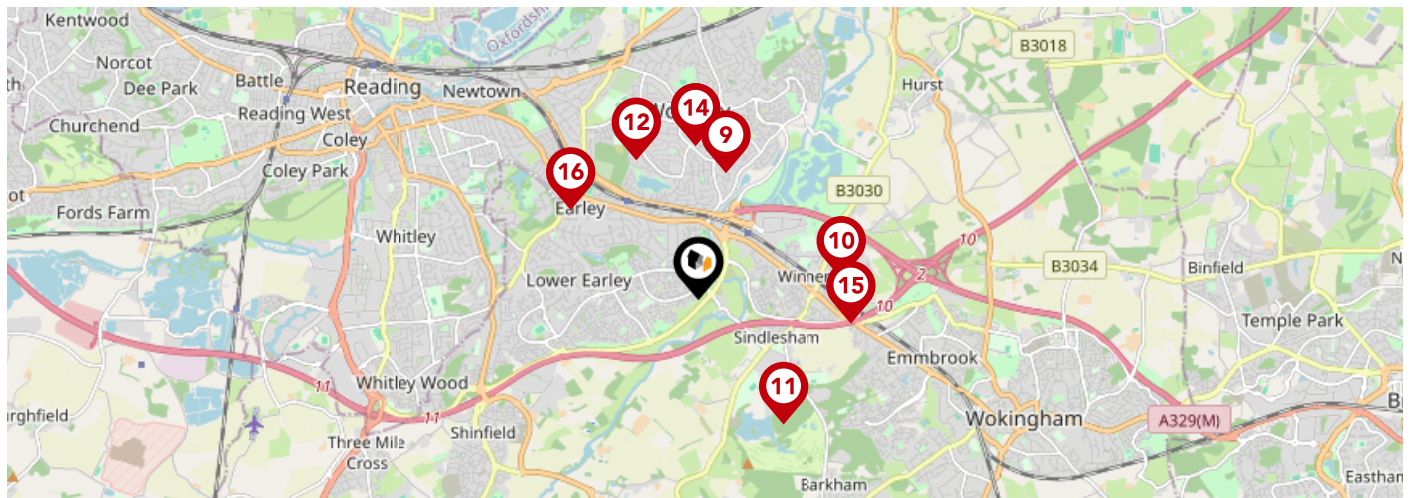


Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Hawkedon Primary School Ofsted Rating: Good Pupils:0 Distance:0.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Loddon Primary School Ofsted Rating: Good Pupils: 557 Distance:0.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | South Lake Primary School Ofsted Rating: Outstanding Pupils:0 Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Bearwood Primary School Ofsted Rating: Good Pupils: 292 Distance:1.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Maiden Erlegh School Ofsted Rating: Outstanding Pupils: 1837 Distance:1.06 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | The Forest School Ofsted Rating: Good Pupils: 791 Distance:1.07 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Aldrynton Primary School Ofsted Rating: Outstanding Pupils: 315 Distance:1.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Radstock Primary School Ofsted Rating: Good Pupils: 395 Distance:1.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

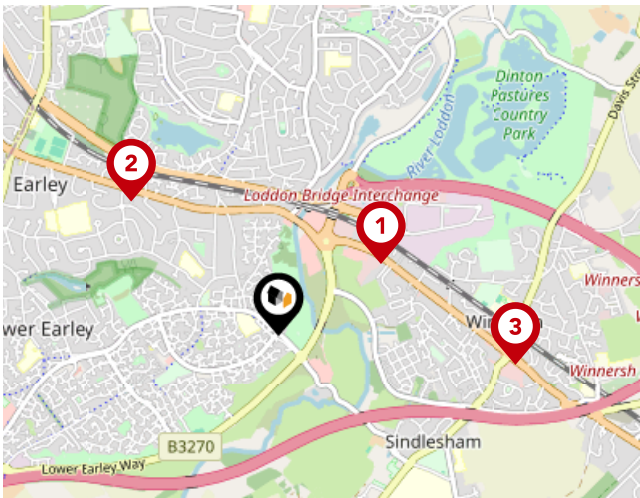
Area Schools



| | Nursery | Primary | Secondary | College | Private |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 Rivermead Primary School</p> <p>Ofsted Rating: Good Pupils: 425 Distance: 1.19</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Winnersh Primary School</p> <p>Ofsted Rating: Good Pupils: 390 Distance: 1.33</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Reddam House Berkshire</p> <p>Ofsted Rating: Not Rated Pupils: 790 Distance: 1.4</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Highwood Primary School</p> <p>Ofsted Rating: Good Pupils: 466 Distance: 1.41</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 The Ambleside Centre</p> <p>Ofsted Rating: Outstanding Pupils: 118 Distance: 1.42</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Beechwood Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 327 Distance: 1.42</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Wheatfield Primary School</p> <p>Ofsted Rating: Good Pupils: 205 Distance: 1.42</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Earley St Peter's Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 483 Distance: 1.45</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

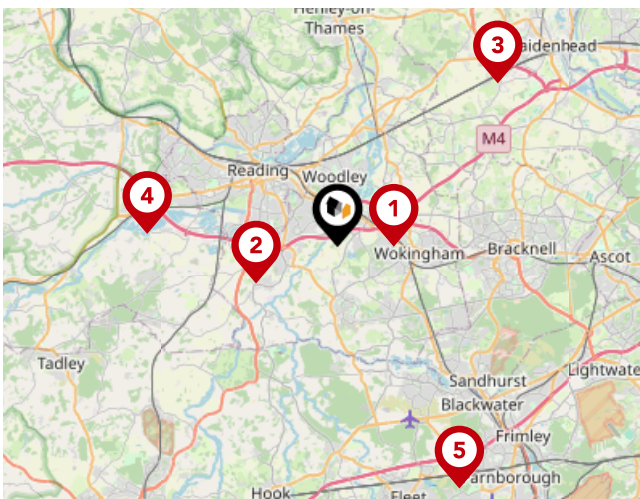
Area

Transport (National)



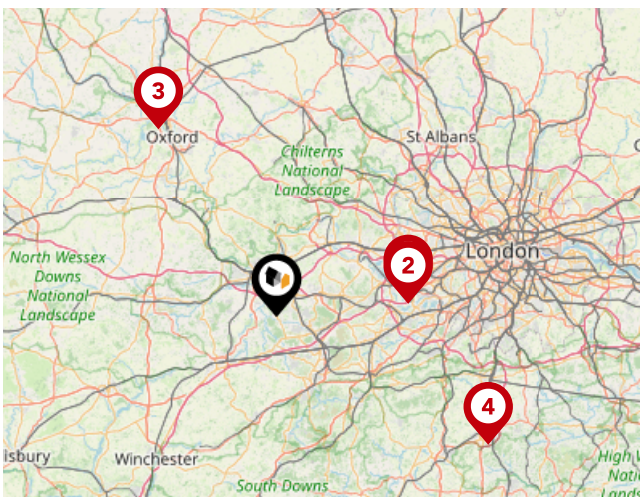
National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------------|------------|
| 1 | Winnersh Triangle Rail Station | 0.58 miles |
| 2 | Earley Rail Station | 0.92 miles |
| 3 | Winnersh Rail Station | 1.1 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|------------|-------------|
| 1 | M4 J10 | 2.06 miles |
| 2 | M4 J11 | 3.3 miles |
| 3 | A404(M) J9 | 8.44 miles |
| 4 | M4 J12 | 7.05 miles |
| 5 | M3 J4A | 10.03 miles |

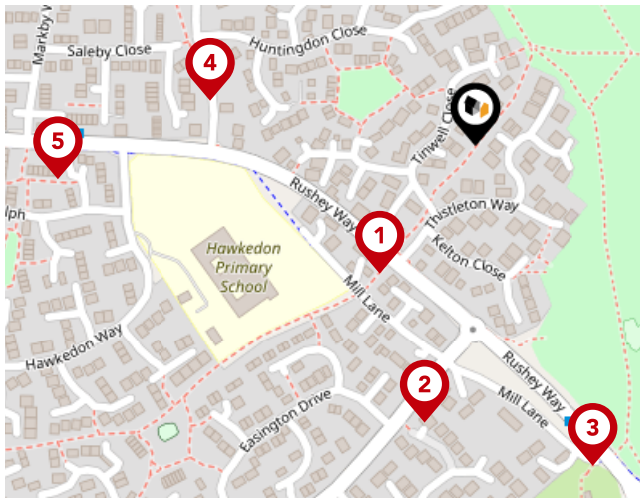


Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| 1 | Heathrow Airport | 19.59 miles |
| 2 | Heathrow Airport Terminal 4 | 19.68 miles |
| 3 | Kidlington | 32.74 miles |
| 4 | Gatwick Airport | 36.58 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Thistleton Way | 0.09 miles |
| 2 | Easington Drive | 0.16 miles |
| 3 | Sindlesham Mill | 0.2 miles |
| 4 | Toseland Way | 0.16 miles |
| 5 | Hawkedon Way | 0.24 miles |

Market Sold in Street



| | |
|--|----------------|
| 5, Tinwell Close, Reading, RG6 3BJ | Detached House |
| Last Sold Date: 18/10/2023 | |
| Last Sold Price: £580,000 | |
| 16, Tinwell Close, Reading, RG6 3BJ | Detached House |
| Last Sold Date: 23/11/2022 | 25/06/1998 |
| Last Sold Price: £455,000 | £128,000 |
| 19, Tinwell Close, Reading, RG6 3BJ | Detached House |
| Last Sold Date: 26/10/2022 | |
| Last Sold Price: £620,000 | |
| 17, Tinwell Close, Reading, RG6 3BJ | Detached House |
| Last Sold Date: 29/10/2021 | |
| Last Sold Price: £582,000 | |
| 9, Tinwell Close, Reading, RG6 3BJ | Detached House |
| Last Sold Date: 10/02/2021 | 30/08/2017 |
| Last Sold Price: £560,000 | £550,000 |
| 24, Tinwell Close, Reading, RG6 3BJ | Detached House |
| Last Sold Date: 18/11/2020 | 29/03/1996 |
| Last Sold Price: £485,000 | £93,000 |
| 1, Tinwell Close, Reading, RG6 3BJ | Detached House |
| Last Sold Date: 13/08/2018 | 11/07/2006 |
| Last Sold Price: £545,000 | £335,000 |
| 26, Tinwell Close, Reading, RG6 3BJ | Detached House |
| Last Sold Date: 23/02/2018 | 25/03/1999 |
| Last Sold Price: £475,000 | £145,500 |
| 28, Tinwell Close, Reading, RG6 3BJ | Detached House |
| Last Sold Date: 07/07/2017 | |
| Last Sold Price: £450,000 | |
| 30, Tinwell Close, Reading, RG6 3BJ | Detached House |
| Last Sold Date: 27/05/2016 | |
| Last Sold Price: £465,000 | |
| 3, Tinwell Close, Reading, RG6 3BJ | Detached House |
| Last Sold Date: 24/03/2016 | |
| Last Sold Price: £465,000 | |
| 12, Tinwell Close, Reading, RG6 3BJ | Detached House |
| Last Sold Date: 31/03/2015 | |
| Last Sold Price: £375,000 | |

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

Market Sold in Street



| | | | |
|--|------------|------------|---------------------|
| 18, Tinwell Close, Reading, RG6 3BJ | | | Detached House |
| Last Sold Date: | 03/06/2014 | 13/06/2006 | 13/08/1999 |
| Last Sold Price: | £320,000 | £234,950 | £133,000 |
| 11, Tinwell Close, Reading, RG6 3BJ | | | Detached House |
| Last Sold Date: | 04/11/2013 | 12/12/1996 | |
| Last Sold Price: | £352,500 | £118,000 | |
| 21, Tinwell Close, Reading, RG6 3BJ | | | Detached House |
| Last Sold Date: | 24/05/2013 | 02/09/2005 | |
| Last Sold Price: | £340,000 | £278,000 | |
| 10, Tinwell Close, Reading, RG6 3BJ | | | Semi-detached House |
| Last Sold Date: | 13/03/2013 | 04/06/2004 | 07/07/1997 |
| Last Sold Price: | £278,000 | £245,000 | £117,950 |
| 31, Tinwell Close, Reading, RG6 3BJ | | | Detached House |
| Last Sold Date: | 30/07/2012 | 06/09/2011 | 15/01/1997 |
| Last Sold Price: | £275,000 | £274,950 | £96,000 |
| 25, Tinwell Close, Reading, RG6 3BJ | | | Detached House |
| Last Sold Date: | 23/08/2011 | 02/05/2002 | |
| Last Sold Price: | £337,500 | £268,000 | |
| 33, Tinwell Close, Reading, RG6 3BJ | | | Detached House |
| Last Sold Date: | 08/02/2011 | 04/07/1997 | |
| Last Sold Price: | £300,000 | £117,950 | |
| 29, Tinwell Close, Reading, RG6 3BJ | | | Semi-detached House |
| Last Sold Date: | 15/07/2005 | | |
| Last Sold Price: | £250,000 | | |
| 7, Tinwell Close, Reading, RG6 3BJ | | | Detached House |
| Last Sold Date: | 27/06/2003 | | |
| Last Sold Price: | £289,000 | | |
| 6, Tinwell Close, Reading, RG6 3BJ | | | Semi-detached House |
| Last Sold Date: | 11/10/2002 | | |
| Last Sold Price: | £230,000 | | |
| 4, Tinwell Close, Reading, RG6 3BJ | | | Detached House |
| Last Sold Date: | 05/07/2001 | | |
| Last Sold Price: | £247,500 | | |
| 27, Tinwell Close, Reading, RG6 3BJ | | | Detached House |
| Last Sold Date: | 21/09/2000 | | |
| Last Sold Price: | £182,000 | | |

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

Market Sold in Street



| | |
|--|----------------|
| 20, Tinwell Close, Reading, RG6 3BJ | Detached House |
| Last Sold Date: 14/01/2000 | |
| Last Sold Price: £217,000 | |
| 2, Tinwell Close, Reading, RG6 3BJ | Detached House |
| Last Sold Date: 24/11/1995 | |
| Last Sold Price: £97,500 | |
| 22, Tinwell Close, Reading, RG6 3BJ | Detached House |
| Last Sold Date: 30/06/1995 | |
| Last Sold Price: £96,000 | |

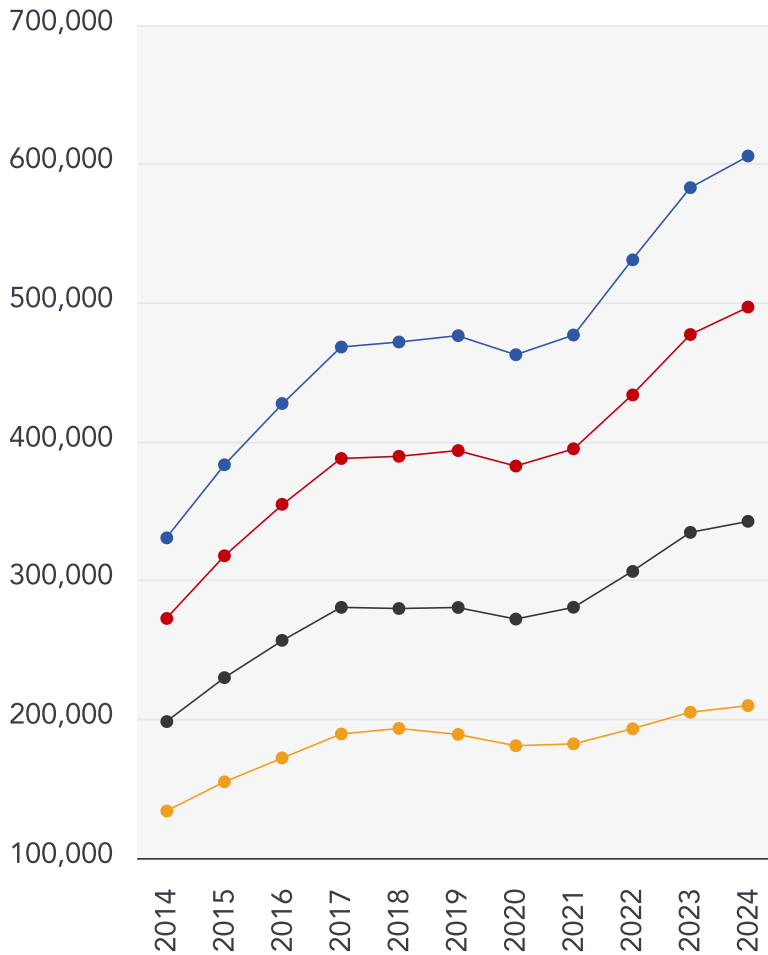
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG6



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

+56.72%

Avocado Property

About Us



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

