

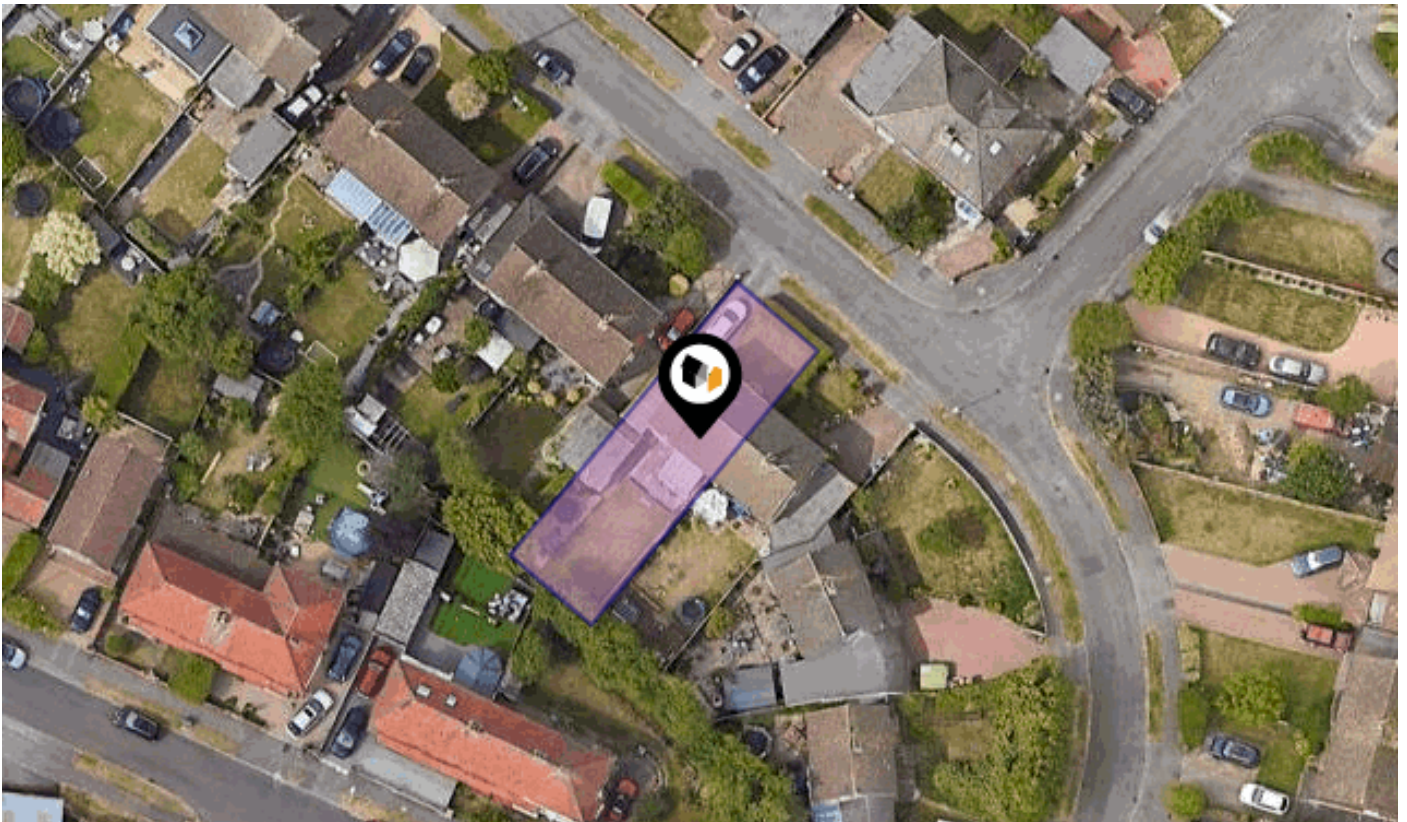


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th September 2024



NORTON ROAD, WOODLEY, READING, RG5

Avocado Property

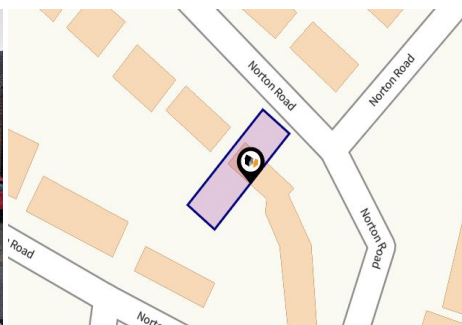
07769 345086

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www.avocadopropertyagents.co.uk



Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.07 acres
Year Built :	1967-1975
Council Tax :	Band D
Annual Estimate:	£2,263
Title Number:	BK11698

Tenure: Freehold

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	37 mb/s	1000 mb/s

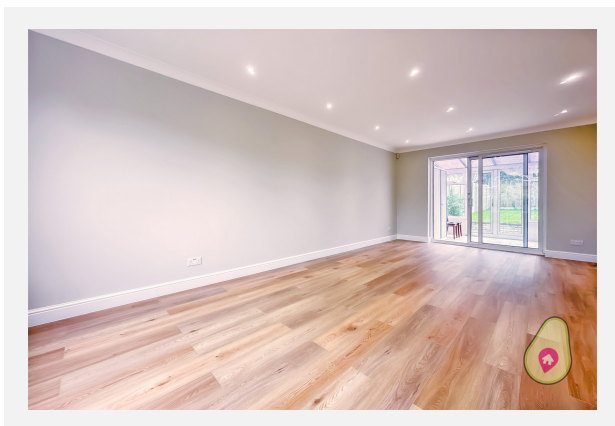
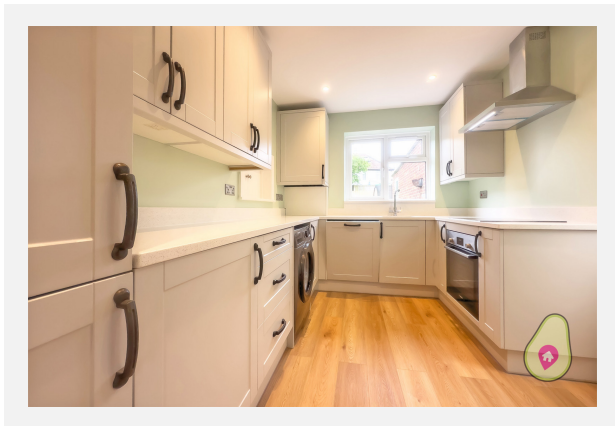
Mobile Coverage:
(based on calls indoors)



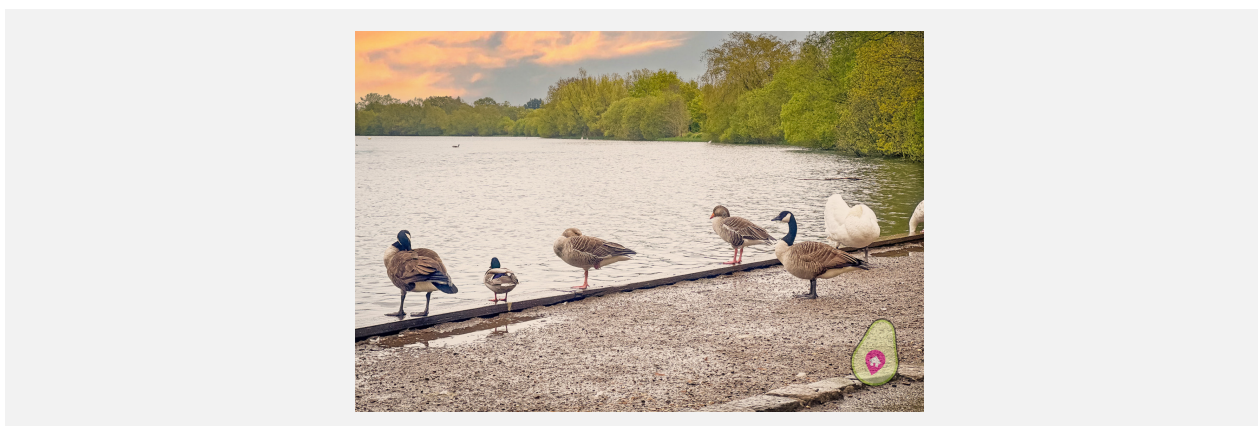
Satellite/Fibre TV Availability:



Gallery Photos



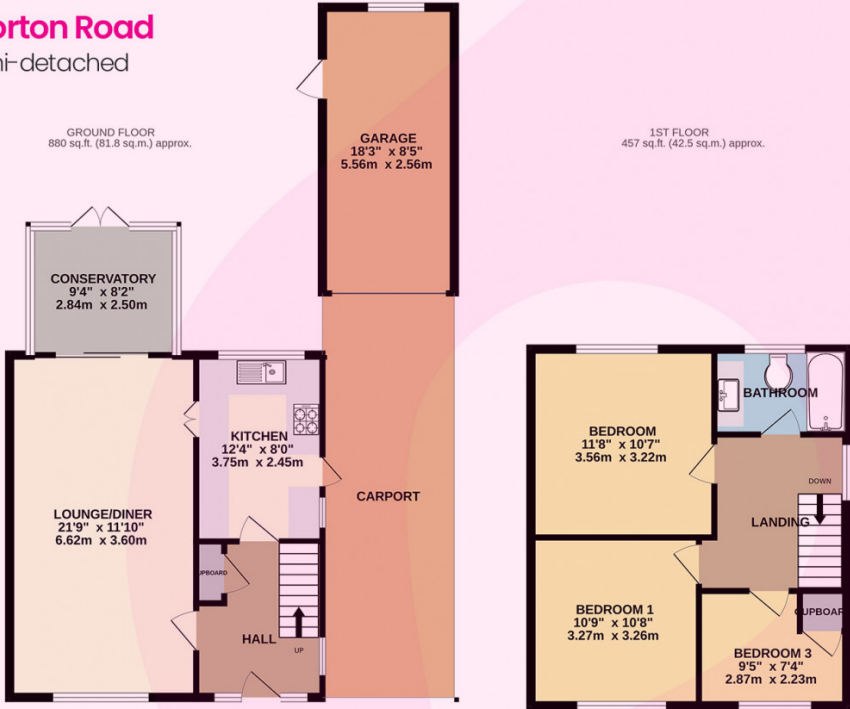
Gallery Photos





NORTON ROAD, WOODLEY, READING, RG5

Floorplan for **Norton Road** Three bedroom, semi-detached



Kiel Holder
kiel@avocadoberkshire.co.uk

TOTAL FLOOR AREA: 1337 sq.ft. (124.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property EPC - Certificate



Norton Road, Woodley, RG5

Energy rating

C

Valid until 24.02.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

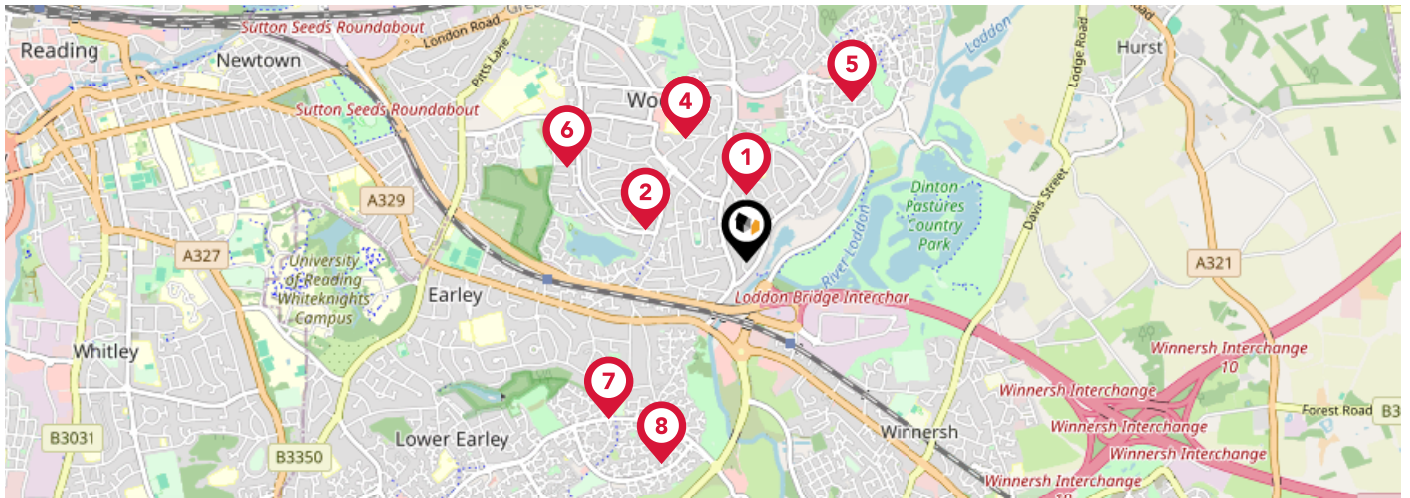
EPC - Additional Data



Additional EPC Data

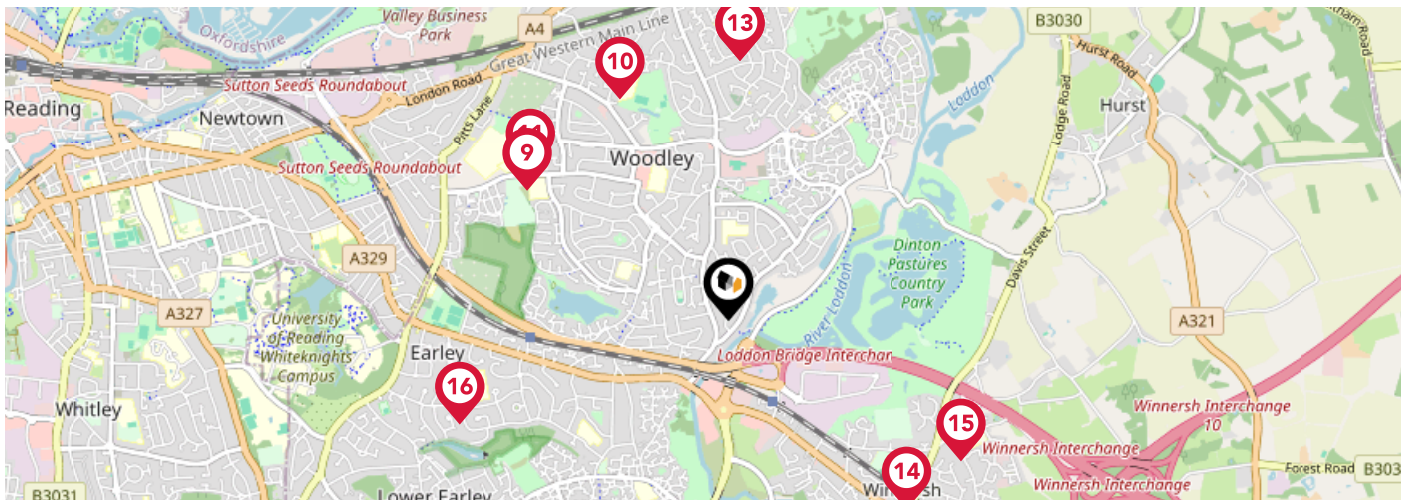
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 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 58% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	84 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Rivermead Primary School Ofsted Rating: Good Pupils: 425 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	South Lake Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Ambleside Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.63	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Beechwood Primary School Ofsted Rating: Requires improvement Pupils: 327 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Woodley CofE Primary School Ofsted Rating: Good Pupils: 312 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Highwood Primary School Ofsted Rating: Good Pupils: 466 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Loddon Primary School Ofsted Rating: Good Pupils: 557 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hawkedon Primary School Ofsted Rating: Good Pupils:0 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

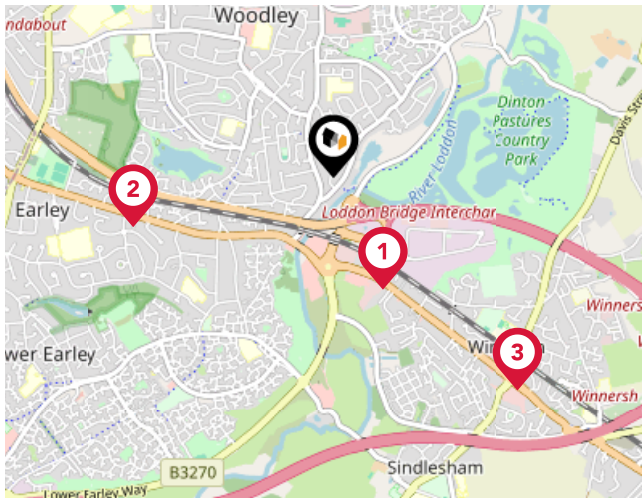
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Addington School Ofsted Rating: Outstanding Pupils: 289 Distance: 1.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Dominic Savio Catholic Primary School Ofsted Rating: Outstanding Pupils: 419 Distance: 1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The Bulmershe School Ofsted Rating: Good Pupils: 0 Distance: 1.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Willow Bank Junior School Ofsted Rating: Good Pupils: 239 Distance: 1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Willow Bank Infant School Ofsted Rating: Good Pupils: 157 Distance: 1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 The Forest School Ofsted Rating: Good Pupils: 791 Distance: 1.2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Winnersh Primary School Ofsted Rating: Good Pupils: 390 Distance: 1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Maiden Erlegh School Ofsted Rating: Outstanding Pupils: 1837 Distance: 1.33</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

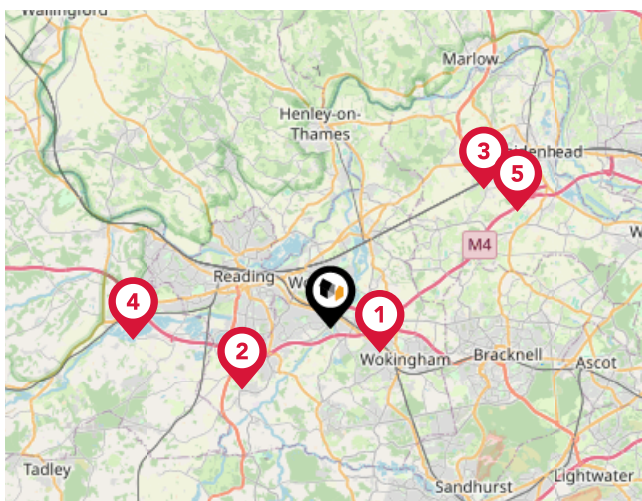
Area

Transport (National)



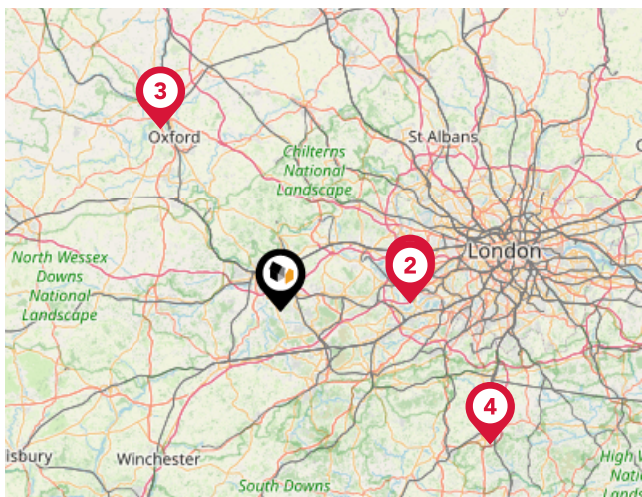
National Rail Stations

Pin	Name	Distance
1	Winnersh Triangle Rail Station	0.57 miles
2	Earley Rail Station	0.95 miles
3	Winnersh Rail Station	1.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.02 miles
2	M4 J11	3.93 miles
3	A404(M) J9	7.67 miles
4	M4 J12	7.29 miles
5	A404(M) J9A	8.18 miles

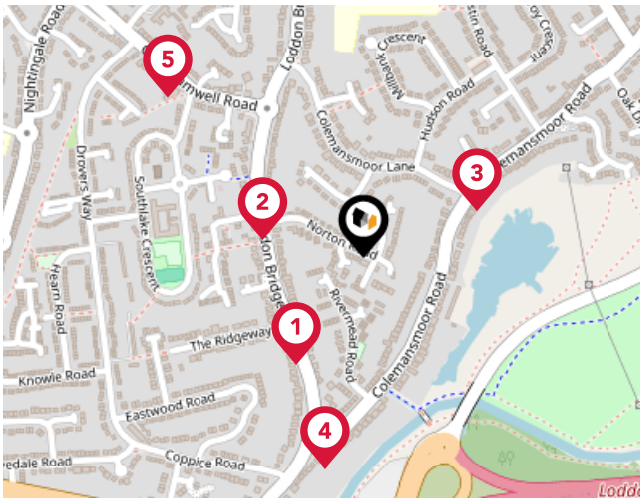


Airports/HELIPADS

Pin	Name	Distance
1	Heathrow Airport	19.23 miles
2	Heathrow Airport Terminal 4	19.37 miles
3	Kidlington	32.16 miles
4	Gatwick Airport	36.81 miles

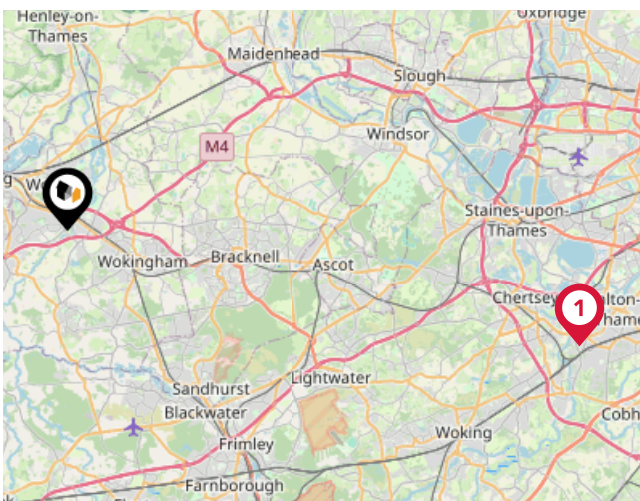
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Ridgeway	0.15 miles
2	Good Companions	0.12 miles
3	Colemans Moor Lane Foot	0.14 miles
4	Rivermead Road	0.25 miles
5	Drovers Way Top	0.29 miles



Ferry Terminals

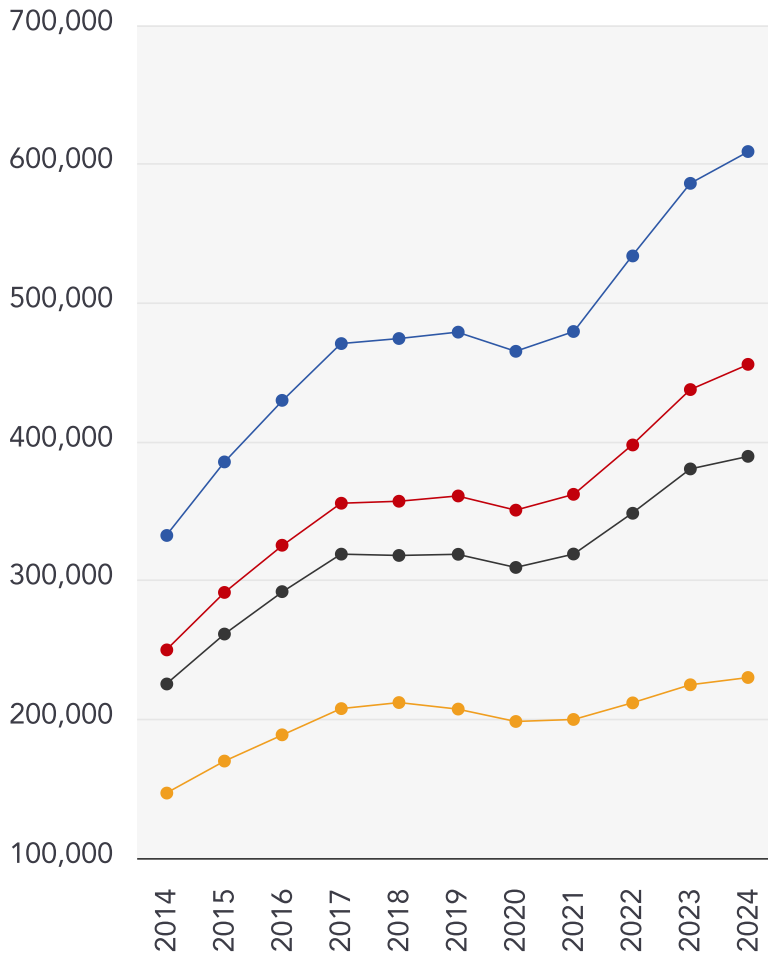
Pin	Name	Distance
1	Shepperton Ferry Landing	19.43 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG5



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.

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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