

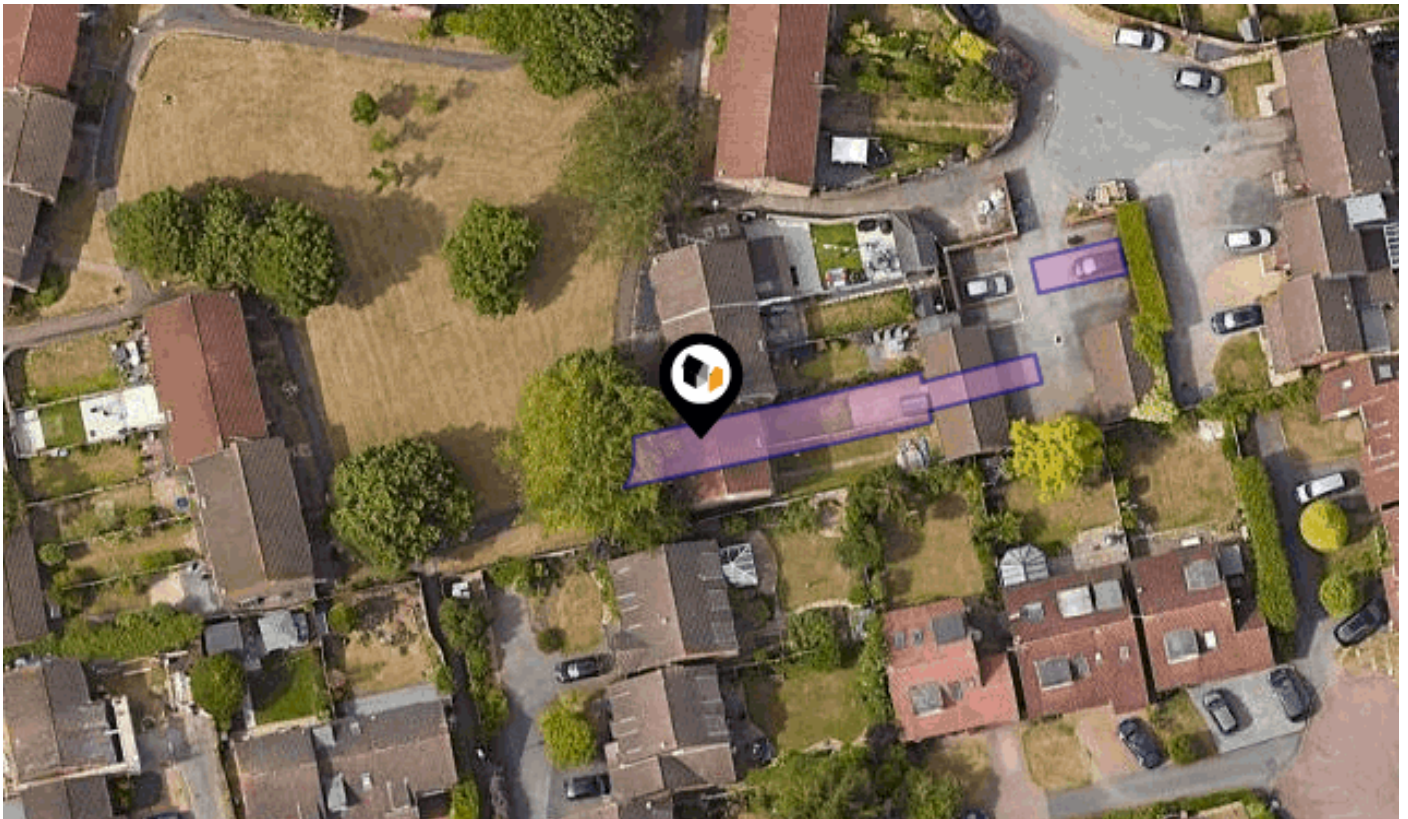


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 01st February 2025



THE DELPH, LOWER EARLEY, READING, RG6

Avocado Property

07917 157387

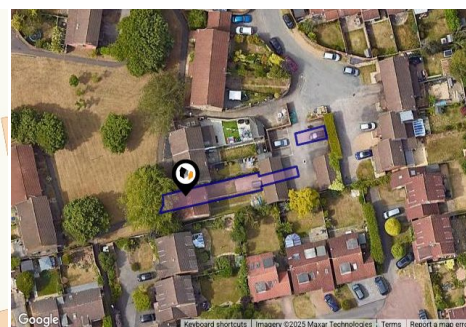
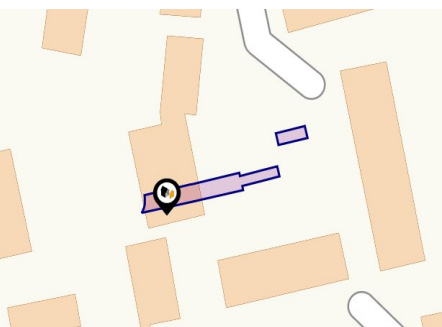
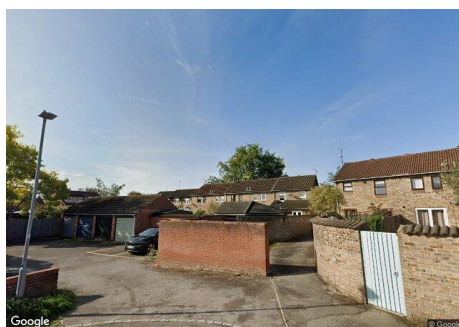
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Property Overview



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	602 ft ² / 56 m ²
Plot Area:	0.04 acres
Year Built :	1983-1990
Council Tax :	Band C
Annual Estimate:	£2,011
Title Number:	BK207084

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



The Delph, Lower Earley, RG6

Energy rating

C

Valid until 10.02.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

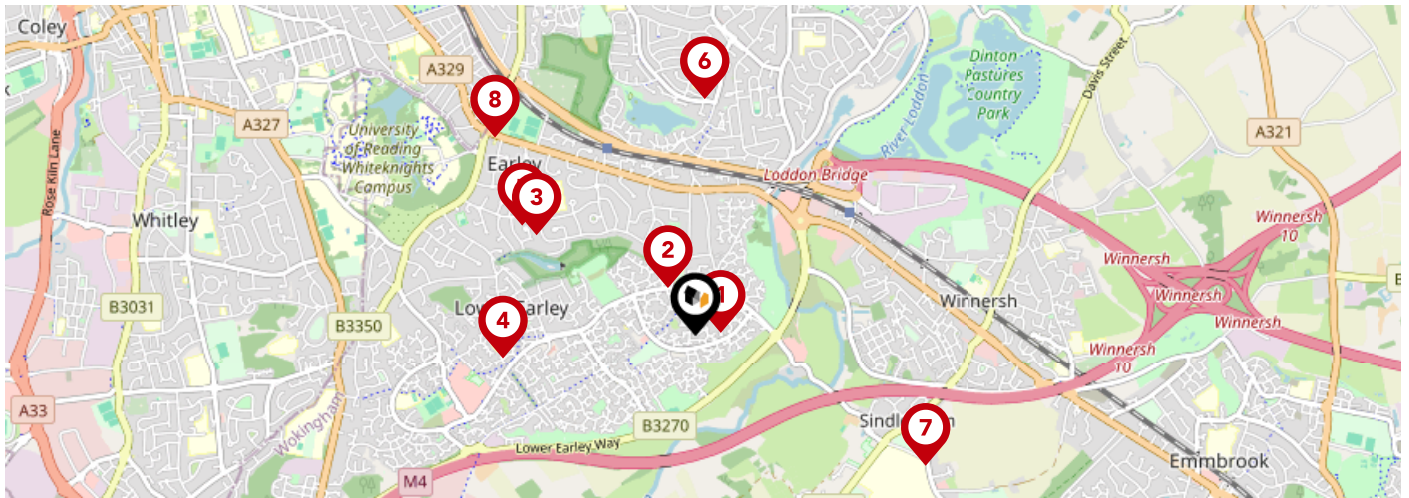
EPC - Additional Data



Additional EPC Data

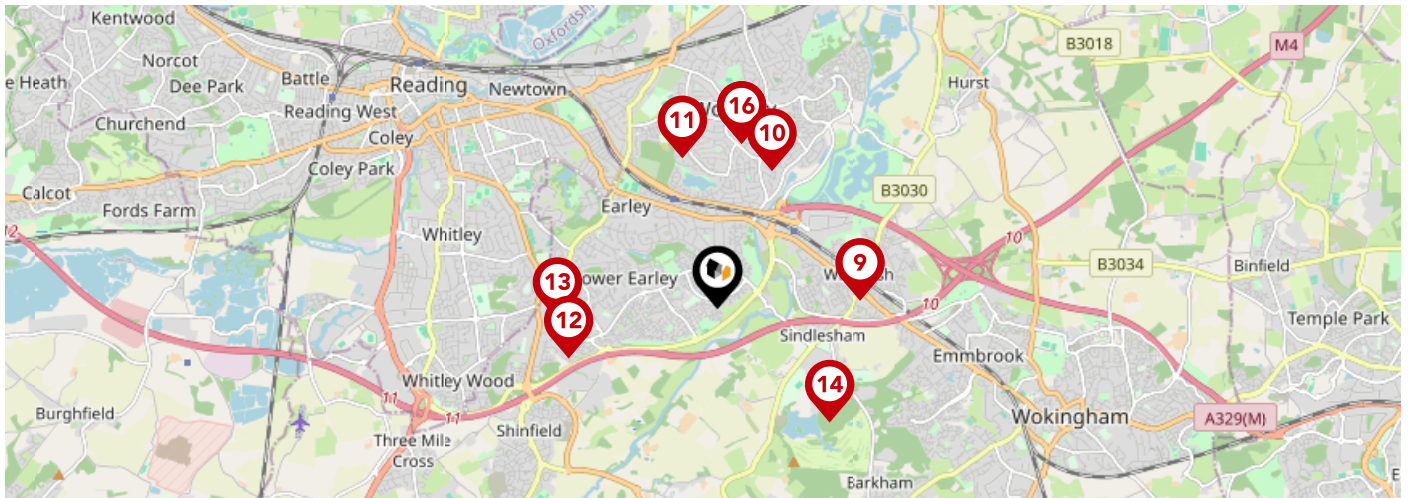
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
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 56% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	56 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hawkedon Primary School Ofsted Rating: Good Pupils:0 Distance:0.12	<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:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Maiden Erlegh School Ofsted Rating: Outstanding Pupils: 1837 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Radstock Primary School Ofsted Rating: Good Pupils: 395 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Aldrynton Primary School Ofsted Rating: Outstanding Pupils: 315 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	South Lake Primary School Ofsted Rating: Outstanding Pupils:0 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bearwood Primary School Ofsted Rating: Good Pupils: 292 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Earley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 483 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

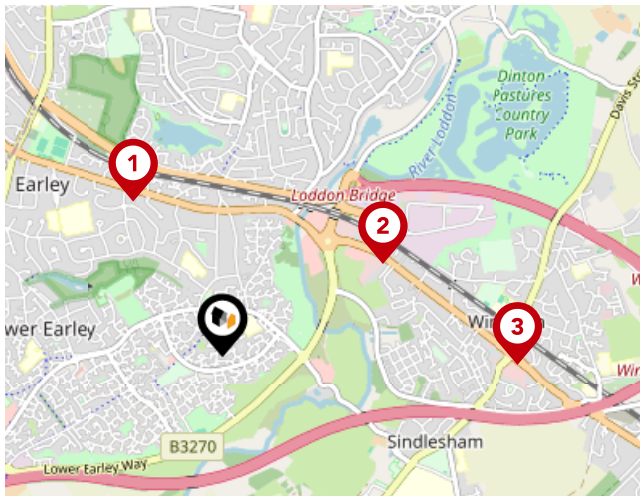
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Forest School Ofsted Rating: Good Pupils: 791 Distance: 1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rivermead Primary School Ofsted Rating: Good Pupils: 425 Distance: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highwood Primary School Ofsted Rating: Good Pupils: 466 Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance: 1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance: 1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ambleside Centre Ofsted Rating: Outstanding Pupils: 118 Distance: 1.54	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beechwood Primary School Ofsted Rating: Requires improvement Pupils: 327 Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

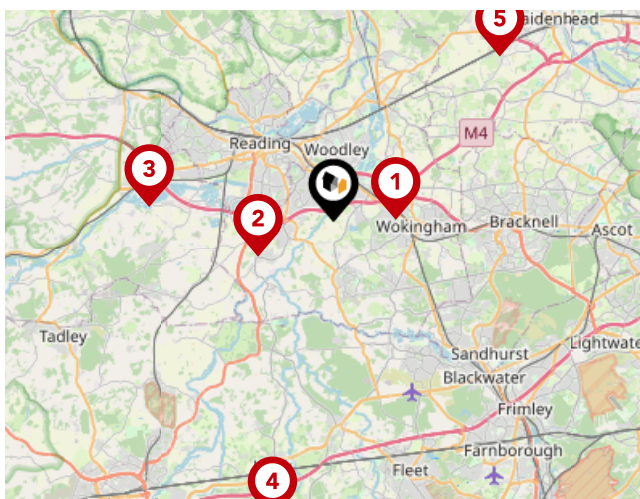
Area

Transport (National)



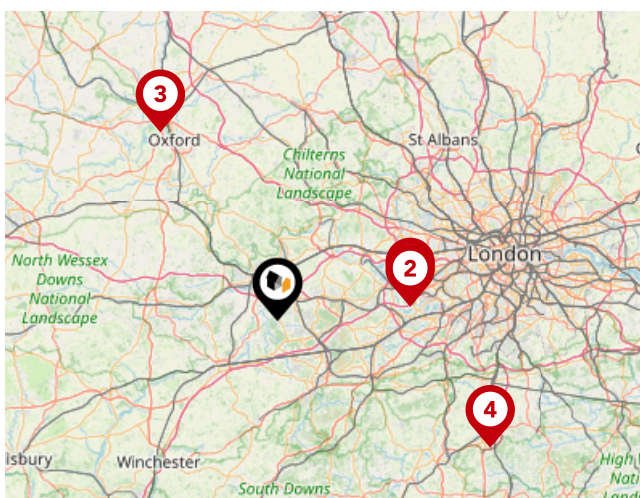
National Rail Stations

Pin	Name	Distance
	Earley Rail Station	0.83 miles
	Winnersh Triangle Rail Station	0.86 miles
	Winnersh Rail Station	1.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J10	2.33 miles
	M4 J11	3.02 miles
	M4 J12	6.8 miles
	M3 J5	11.25 miles
	A404(M) J9	8.7 miles



Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	19.86 miles
	Heathrow Airport Terminal 4	19.95 miles
	Kidlington	32.69 miles
	Gatwick Airport	36.76 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hawkedon Way	0.08 miles
2	Kitwood Drive	0.19 miles
3	Kitwood Drive	0.19 miles
4	Brookside Close	0.17 miles
5	Toseland Way	0.16 miles

Market Sold in Street



18, The Delph, Reading, RG6 3AN					Terraced House
Last Sold Date:	22/10/2024	30/06/2017	19/12/2014	08/05/1997	
Last Sold Price:	£325,000	£280,000	£250,000	£70,000	
43, The Delph, Reading, RG6 3AN					Semi-detached House
Last Sold Date:	04/01/2024				
Last Sold Price:	£425,000				
38, The Delph, Reading, RG6 3AN					Terraced House
Last Sold Date:	24/11/2023	04/06/1999			
Last Sold Price:	£353,500	£95,000			
34, The Delph, Reading, RG6 3AN					Terraced House
Last Sold Date:	14/02/2023	29/09/2011	01/06/2007	15/01/2004	27/03/1998
Last Sold Price:	£343,000	£190,000	£205,000	£158,500	£79,500
39, The Delph, Reading, RG6 3AN					Terraced House
Last Sold Date:	27/01/2023				
Last Sold Price:	£305,000				
50, The Delph, Reading, RG6 3AN					Terraced House
Last Sold Date:	27/10/2022	29/10/2012	18/05/2001		
Last Sold Price:	£410,000	£215,000	£115,750		
4, The Delph, Reading, RG6 3AN					Terraced House
Last Sold Date:	17/01/2022	15/03/2000	03/07/1998		
Last Sold Price:	£405,000	£132,000	£104,950		
24, The Delph, Reading, RG6 3AN					Terraced House
Last Sold Date:	09/07/2021	01/05/2015	11/08/2006	27/09/2002	19/12/1995
Last Sold Price:	£325,000	£279,950	£209,950	£165,000	£63,000
28, The Delph, Reading, RG6 3AN					Terraced House
Last Sold Date:	29/06/2021	08/07/2016	05/06/2006	23/07/2004	16/12/1999
Last Sold Price:	£293,500	£287,000	£192,000	£170,000	£105,000
9, The Delph, Reading, RG6 3AN					Terraced House
Last Sold Date:	28/06/2021				
Last Sold Price:	£345,000				
41, The Delph, Reading, RG6 3AN					Detached House
Last Sold Date:	07/05/2021				
Last Sold Price:	£457,000				
17, The Delph, Reading, RG6 3AN					Terraced House
Last Sold Date:	04/12/2020	18/03/2016	03/10/2005	12/10/2001	
Last Sold Price:	£282,000	£287,500	£174,000	£124,950	

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

Market Sold in Street



19, The Delph, Reading, RG6 3AN							Terraced House
Last Sold Date:	19/08/2020	26/03/2010					
Last Sold Price:	£265,000	£204,000					
27, The Delph, Reading, RG6 3AN							Terraced House
Last Sold Date:	12/02/2020	04/12/2013	19/11/2009	28/05/2004	23/08/2000	21/03/1997	
Last Sold Price:	£270,000	£205,000	£201,000	£173,000	£119,950	£69,700	
10, The Delph, Reading, RG6 3AN							Detached House
Last Sold Date:	10/01/2020	27/01/2006	07/11/1997				
Last Sold Price:	£480,000	£270,000	£105,000				
32, The Delph, Reading, RG6 3AN							Terraced House
Last Sold Date:	13/12/2019						
Last Sold Price:	£275,000						
20, The Delph, Reading, RG6 3AN							Terraced House
Last Sold Date:	25/10/2019						
Last Sold Price:	£270,000						
21, The Delph, Reading, RG6 3AN							Terraced House
Last Sold Date:	17/07/2019	05/01/2010	15/05/2003				
Last Sold Price:	£340,000	£225,000	£175,000				
6, The Delph, Reading, RG6 3AN							Semi-detached House
Last Sold Date:	05/03/2018	27/02/2004	20/10/1999	17/11/1995			
Last Sold Price:	£330,000	£180,000	£125,000	£65,000			
15, The Delph, Reading, RG6 3AN							Terraced House
Last Sold Date:	20/12/2017	01/05/2014	30/04/2007	06/03/2000			
Last Sold Price:	£295,000	£245,000	£238,000	£129,950			
40, The Delph, Reading, RG6 3AN							Terraced House
Last Sold Date:	01/12/2017						
Last Sold Price:	£348,000						
45, The Delph, Reading, RG6 3AN							Terraced House
Last Sold Date:	31/05/2016	28/06/1996					
Last Sold Price:	£375,000	£70,500					
11, The Delph, Reading, RG6 3AN							Terraced House
Last Sold Date:	16/12/2015	12/08/2010	07/11/2006	13/08/2004	11/10/2002		
Last Sold Price:	£347,500	£234,500	£225,500	£199,500	£182,000		
37, The Delph, Reading, RG6 3AN							Terraced House
Last Sold Date:	04/09/2015						
Last Sold Price:	£350,000						

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

Market Sold in Street



36, The Delph, Reading, RG6 3AN						Terraced House
Last Sold Date:	25/04/2014	05/10/2012	26/08/2008	22/06/2001	27/09/1996	
Last Sold Price:	£236,000	£205,000	£192,500	£116,000	£60,000	
14, The Delph, Reading, RG6 3AN						Terraced House
Last Sold Date:	29/08/2012	22/11/2011				
Last Sold Price:	£205,500	£163,000				
31, The Delph, Reading, RG6 3AN						Terraced House
Last Sold Date:	28/05/2010	28/11/2003	08/04/1998			
Last Sold Price:	£209,000	£185,000	£93,950			
22, The Delph, Reading, RG6 3AN						Terraced House
Last Sold Date:	26/03/2010	09/12/2008	13/11/1996			
Last Sold Price:	£215,000	£185,000	£77,000			
48, The Delph, Reading, RG6 3AN						Detached House
Last Sold Date:	20/12/2007	11/06/1999				
Last Sold Price:	£333,000	£116,000				
44, The Delph, Reading, RG6 3AN						Terraced House
Last Sold Date:	15/11/2006	06/11/2006	02/06/2000			
Last Sold Price:	£235,000	£230,000	£142,500			
5, The Delph, Reading, RG6 3AN						Terraced House
Last Sold Date:	29/09/2006					
Last Sold Price:	£199,950					
35, The Delph, Reading, RG6 3AN						Terraced House
Last Sold Date:	18/11/2005	04/07/2003	26/01/1996			
Last Sold Price:	£172,500	£160,000	£62,000			
23, The Delph, Reading, RG6 3AN						Terraced House
Last Sold Date:	15/07/2005	03/05/2002	16/04/1999			
Last Sold Price:	£178,500	£144,000	£85,500			
26, The Delph, Reading, RG6 3AN						Terraced House
Last Sold Date:	12/09/2003	31/10/1996				
Last Sold Price:	£158,000	£62,000				
3, The Delph, Reading, RG6 3AN						Terraced House
Last Sold Date:	30/03/2001					
Last Sold Price:	£115,000					
30, The Delph, Reading, RG6 3AN						Terraced House
Last Sold Date:	27/10/2000					
Last Sold Price:	£133,250					

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

Market Sold in Street



25, The Delph, Reading, RG6 3AN			Semi-detached House
Last Sold Date:	02/06/2000	17/05/1999	
Last Sold Price:	£137,950	£55,000	

12, The Delph, Reading, RG6 3AN			Terraced House
Last Sold Date:	29/10/1996		
Last Sold Price:	£60,000		

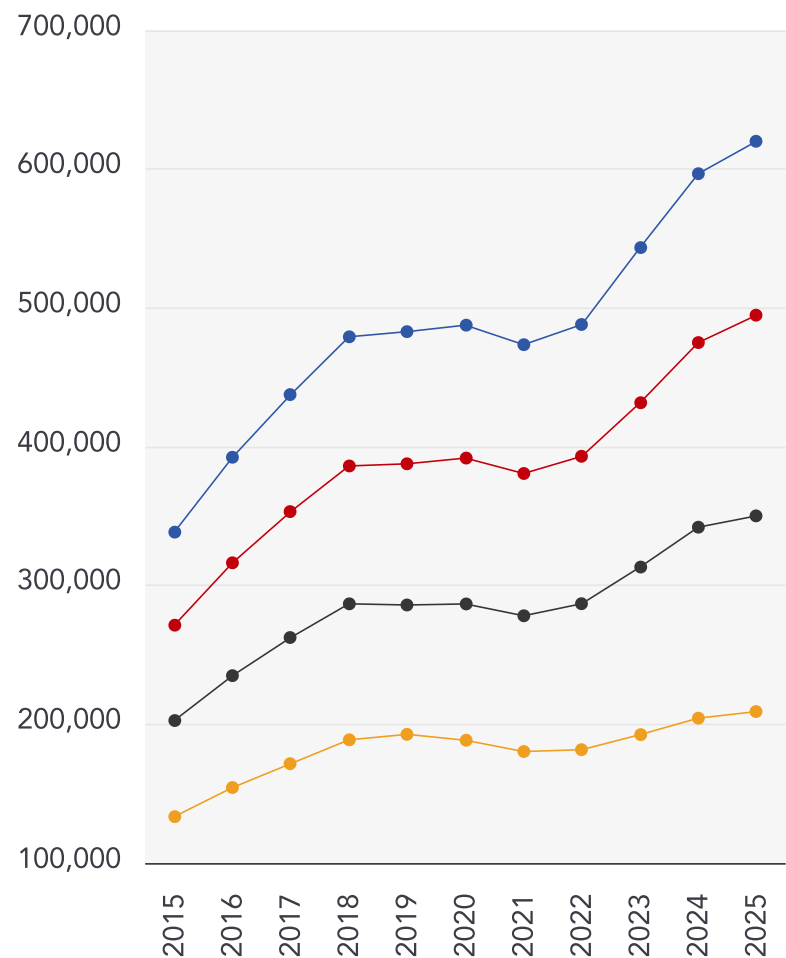
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Market

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

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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

Testimonials



Testimonial 1



I've been good friends with Dan and Neil for over a decade, so first I just want to say they're genuinely good, trustworthy, and hard-working guys.
When I decided to sell my house I was only ever going to ask them... and they didn't disappoint.
The house was only 'live' for about an hour before it was taken down because it had so much interest. The following weekend they did a block afternoon of viewings and got 6 offers - I accepted an offer over asking

Testimonial 2



I have never known such an excellent service. I have experienced other Estate agents but this is gold star. I have now told 3 other friends to only use Dan and Neil at Avacado. They are supportive, kind, professional and modern day super heroes. Marvel will be on the lookout for them soon!

Testimonial 3



Can't recommend these two genuine gentlemen enough. From the start they have been professional and personable and provided timely updates and check ins, no question or task is too big or small and they have taken all the stress of selling our house out of our hands. Would recommend to anyone and everyone.



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Avocado Property

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