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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10<sup>th</sup> April 2025



**PADWORTH AVENUE, READING, RG2**

**Avocado Property**

07917 157387

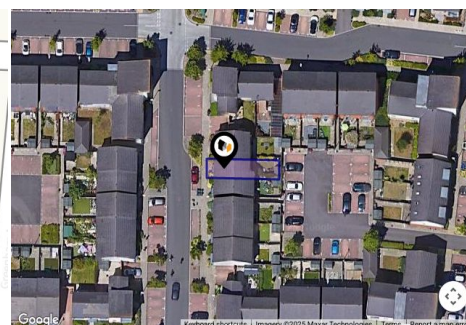
neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



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# Property Overview



## Property

Type:	Terraced
Bedrooms:	2
Floor Area:	764 ft <sup>2</sup> / 71 m <sup>2</sup>
Plot Area:	0.02 acres
Year Built :	2013
Council Tax :	Band C
Annual Estimate:	£2,211
Title Number:	BK455736

Tenure: Freehold

## Local Area

Local Authority:	Reading
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

11	80	1800
mb/s	mb/s	mb/s

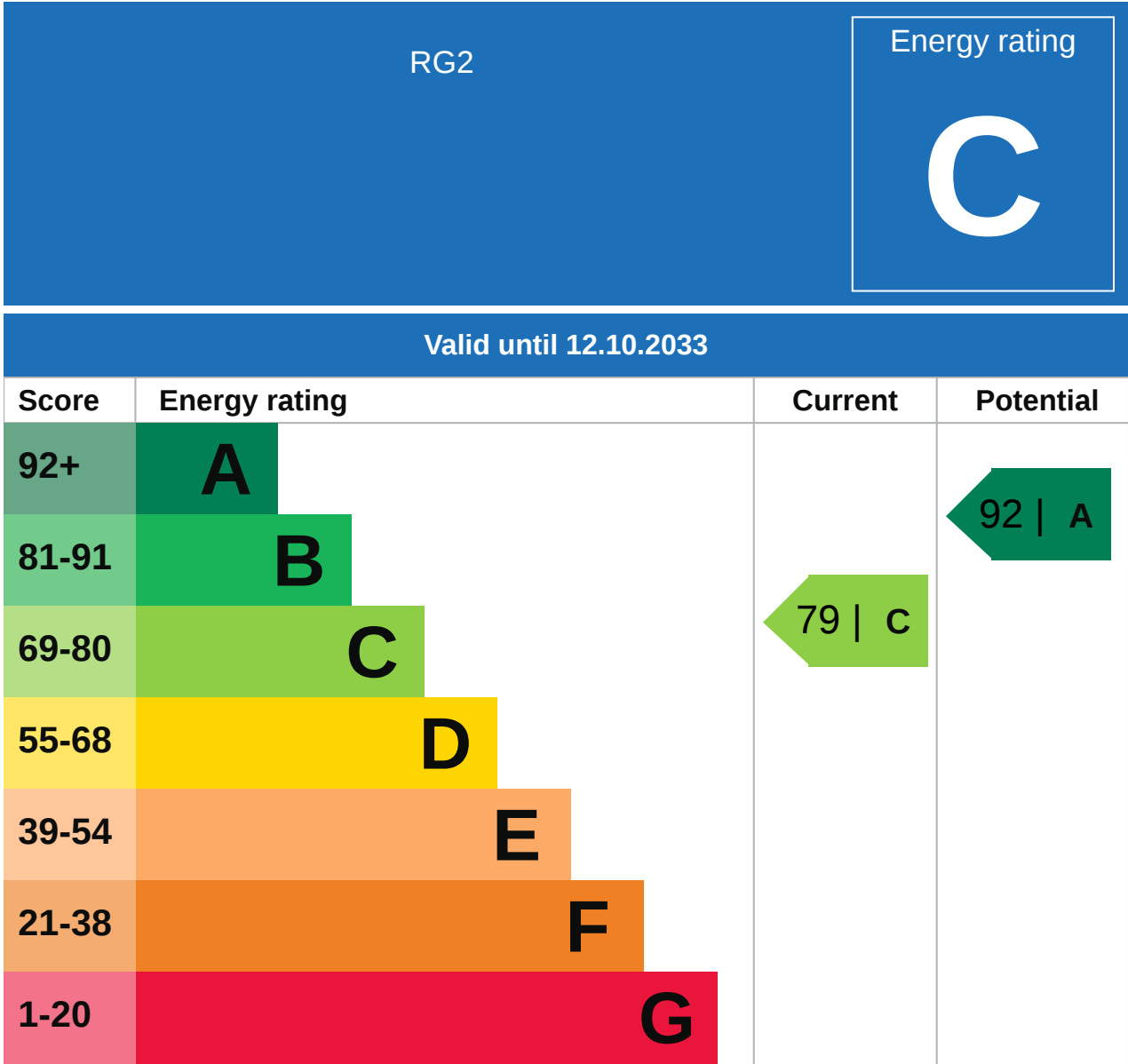
Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, insulated (assumed)
<b>Total Floor Area:</b>	71 m <sup>2</sup>

# Market Sold in Street



9, Padworth Avenue, Reading, RG2 0WT			
Last Sold Date:	22/07/2024	21/06/2013	
Last Sold Price:	£392,500	£249,000	
6, Padworth Avenue, Reading, RG2 0WT			
Last Sold Date:	19/07/2024	27/02/2013	
Last Sold Price:	£405,000	£248,000	
7, Padworth Avenue, Reading, RG2 0WT			
Last Sold Date:	14/02/2024	01/07/2013	
Last Sold Price:	£410,000	£259,700	
8, Padworth Avenue, Reading, RG2 0WT			
Last Sold Date:	20/10/2023	14/08/2015	27/02/2013
Last Sold Price:	£397,500	£350,000	£250,000
11, Padworth Avenue, Reading, RG2 0WT			
Last Sold Date:	12/10/2022	04/04/2018	17/06/2013
Last Sold Price:	£345,000	£330,000	£239,950
3, Padworth Avenue, Reading, RG2 0WT			
Last Sold Date:	25/03/2022	24/03/2017	17/06/2013
Last Sold Price:	£390,000	£366,500	£249,995
29, Padworth Avenue, Reading, RG2 0WT			
Last Sold Date:	30/09/2021	24/02/2017	19/05/2016
Last Sold Price:	£437,500	£390,000	£346,000
12, Padworth Avenue, Reading, RG2 0WT			
Last Sold Date:	27/08/2021	11/03/2013	
Last Sold Price:	£385,000	£250,000	
2, Padworth Avenue, Reading, RG2 0WT			
Last Sold Date:	28/02/2020	05/04/2013	
Last Sold Price:	£435,000	£299,950	
39, Padworth Avenue, Reading, RG2 0WT			
Last Sold Date:	12/05/2017		
Last Sold Price:	£405,000		
31, Padworth Avenue, Reading, RG2 0WT			
Last Sold Date:	23/03/2017	19/05/2016	
Last Sold Price:	£395,000	£349,000	
5, Padworth Avenue, Reading, RG2 0WT			
Last Sold Date:	09/12/2016	21/06/2013	
Last Sold Price:	£366,000	£250,000	

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

# Market Sold in Street



33, Padworth Avenue, Reading, RG2 0WT		
Last Sold Date:	14/06/2016	
Last Sold Price:	£369,500	
35, Padworth Avenue, Reading, RG2 0WT		
Last Sold Date:	14/06/2016	
Last Sold Price:	£364,000	
37, Padworth Avenue, Reading, RG2 0WT		
Last Sold Date:	14/06/2016	
Last Sold Price:	£369,500	
27, Padworth Avenue, Reading, RG2 0WT		
Last Sold Date:	17/05/2016	
Last Sold Price:	£355,000	
23, Padworth Avenue, Reading, RG2 0WT		
Last Sold Date:	29/04/2016	
Last Sold Price:	£339,000	
25, Padworth Avenue, Reading, RG2 0WT		
Last Sold Date:	27/04/2016	
Last Sold Price:	£335,000	
21, Padworth Avenue, Reading, RG2 0WT		
Last Sold Date:	18/04/2016	
Last Sold Price:	£369,500	
19, Padworth Avenue, Reading, RG2 0WT		
Last Sold Date:	15/04/2016	
Last Sold Price:	£367,000	
17, Padworth Avenue, Reading, RG2 0WT		
Last Sold Date:	22/05/2015	05/07/2013
Last Sold Price:	£375,000	£312,500
1, Padworth Avenue, Reading, RG2 0WT		
Last Sold Date:	12/07/2013	
Last Sold Price:	£304,000	
15, Padworth Avenue, Reading, RG2 0WT		
Last Sold Date:	16/05/2013	
Last Sold Price:	£233,000	
4, Padworth Avenue, Reading, RG2 0WT		
Last Sold Date:	28/03/2013	
Last Sold Price:	£248,000	

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

# Market Sold in Street



## 10, Padworth Avenue, Reading, RG2 0WT

Last Sold Date:	20/03/2013
Last Sold Price:	£250,000

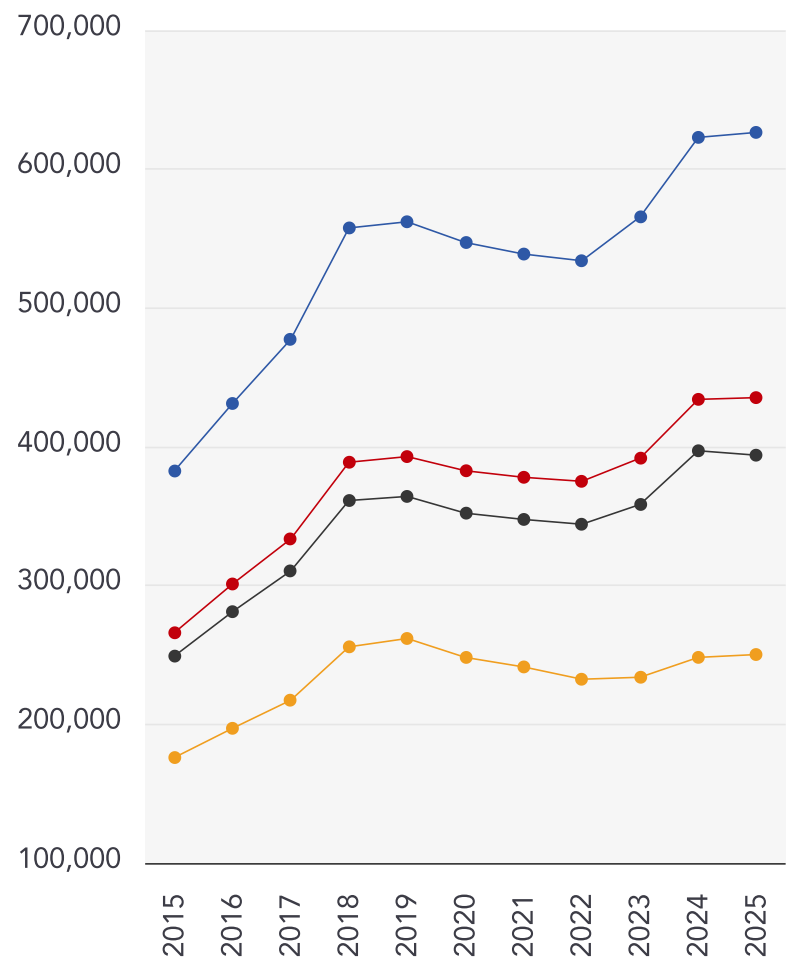
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+63.79%**

Semi-Detached

**+63.72%**

Terraced

**+58.11%**

Flat

**+42.18%**

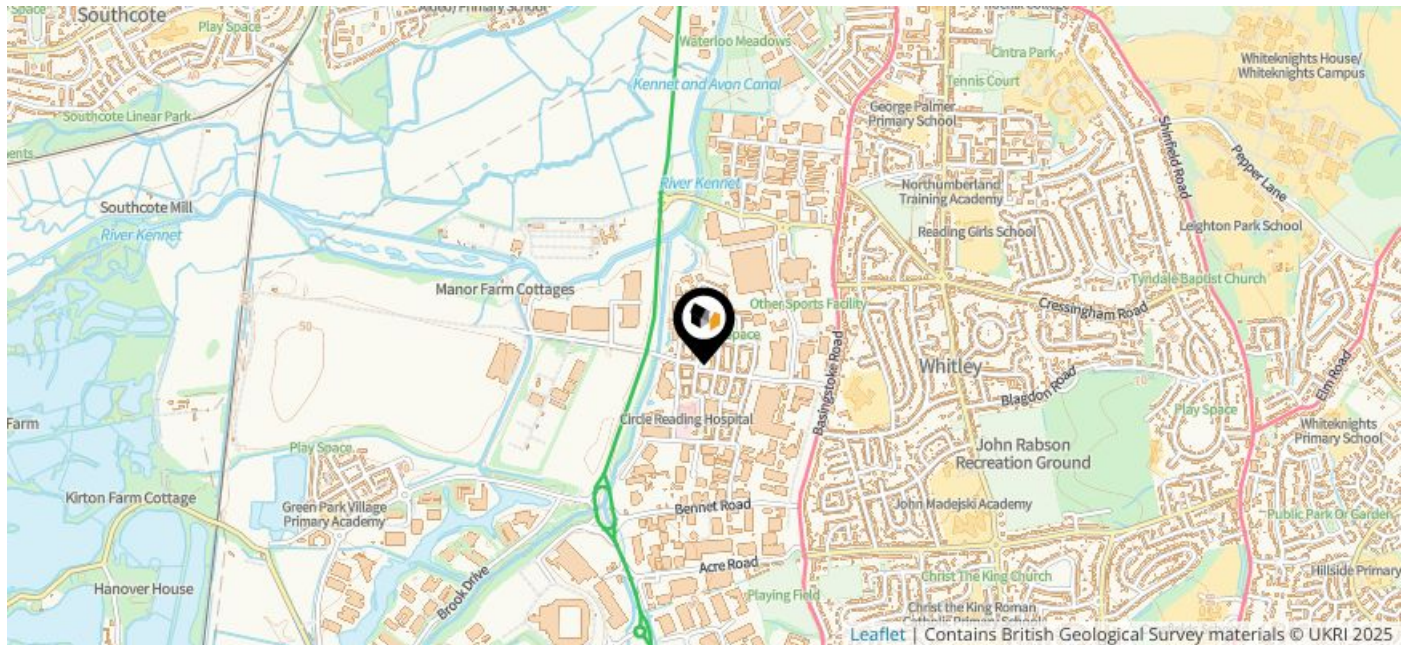


# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

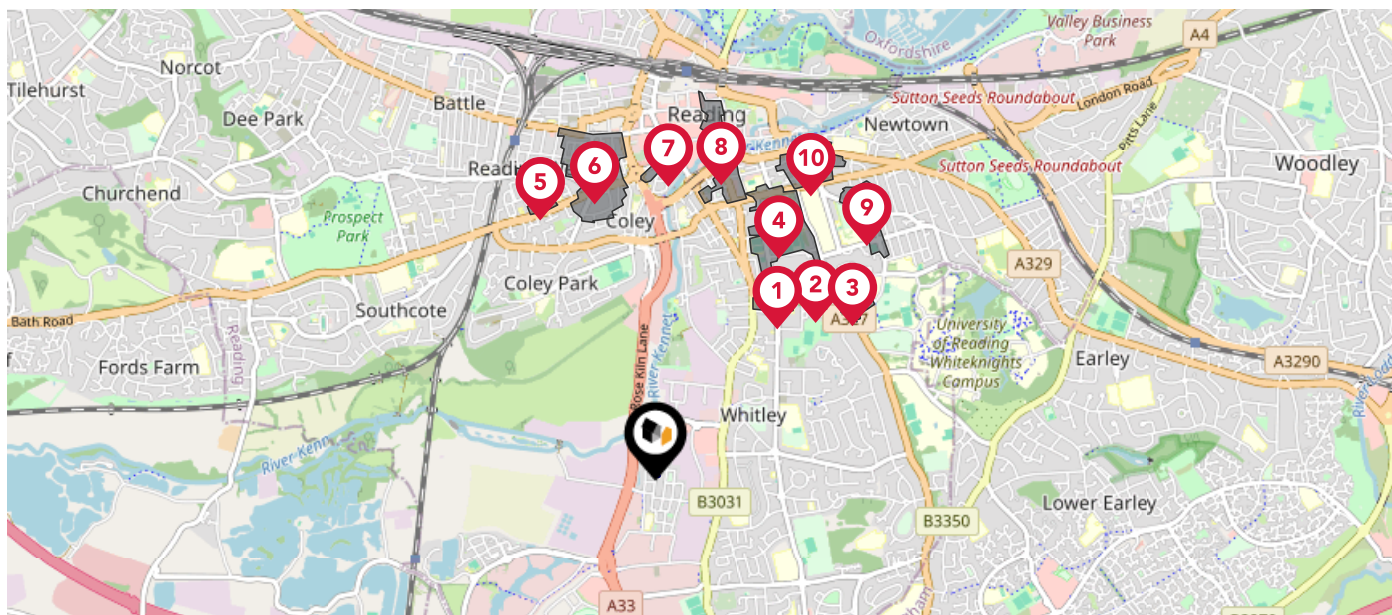
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas



Christchurch



The Mount



Redlands



Kendrick Road



Downshire Square



Russell Street and Castle Hill



St Mary's Butts and Castle Street



Market Place and London Street



Alexandra Road



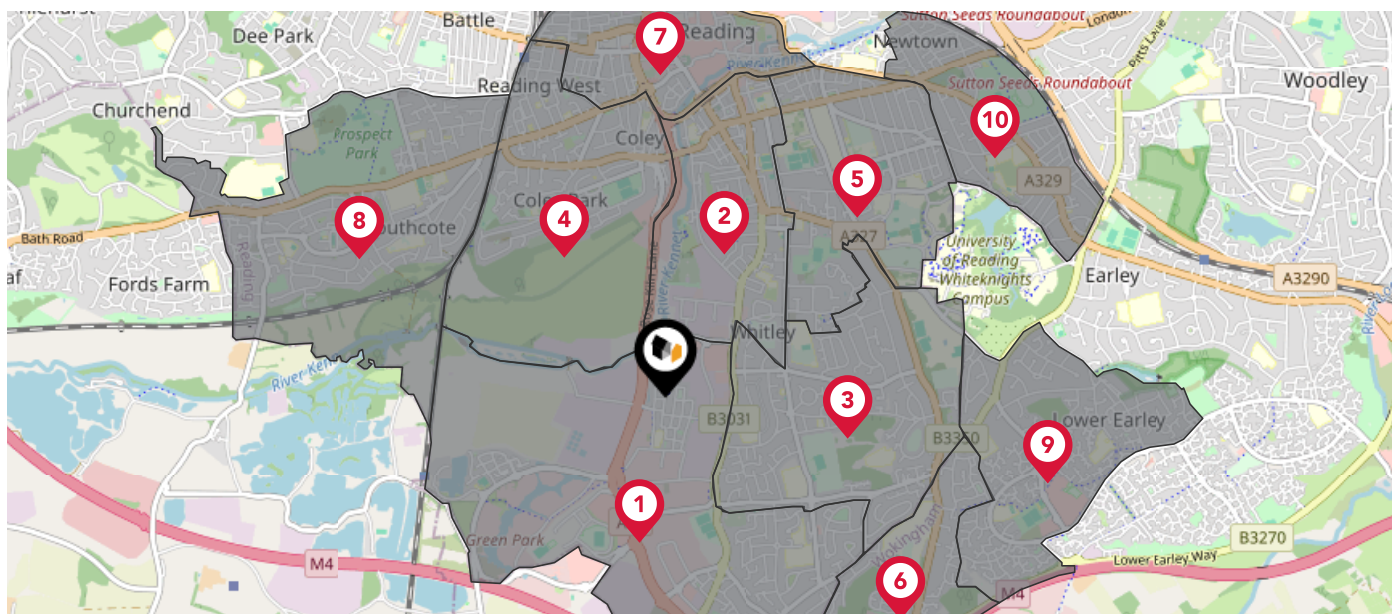
Eldon Square

# Maps

## Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards



Whitley Ward



Katesgrove Ward



Church Ward



Coley Ward



Redlands Ward



Shinfield North Ward



Abbey Ward



Southcote Ward



Hillside Ward



Park Ward

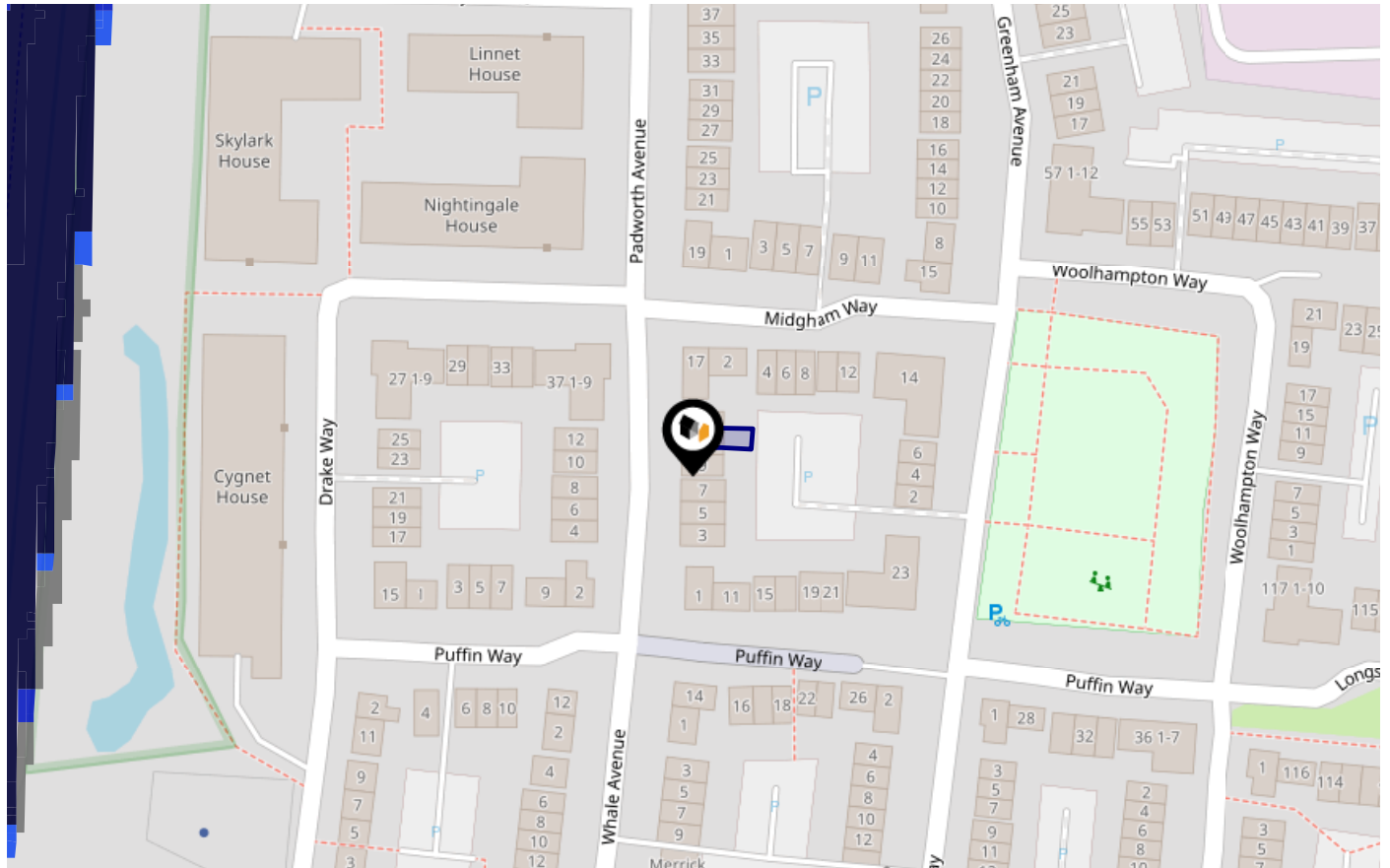


# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

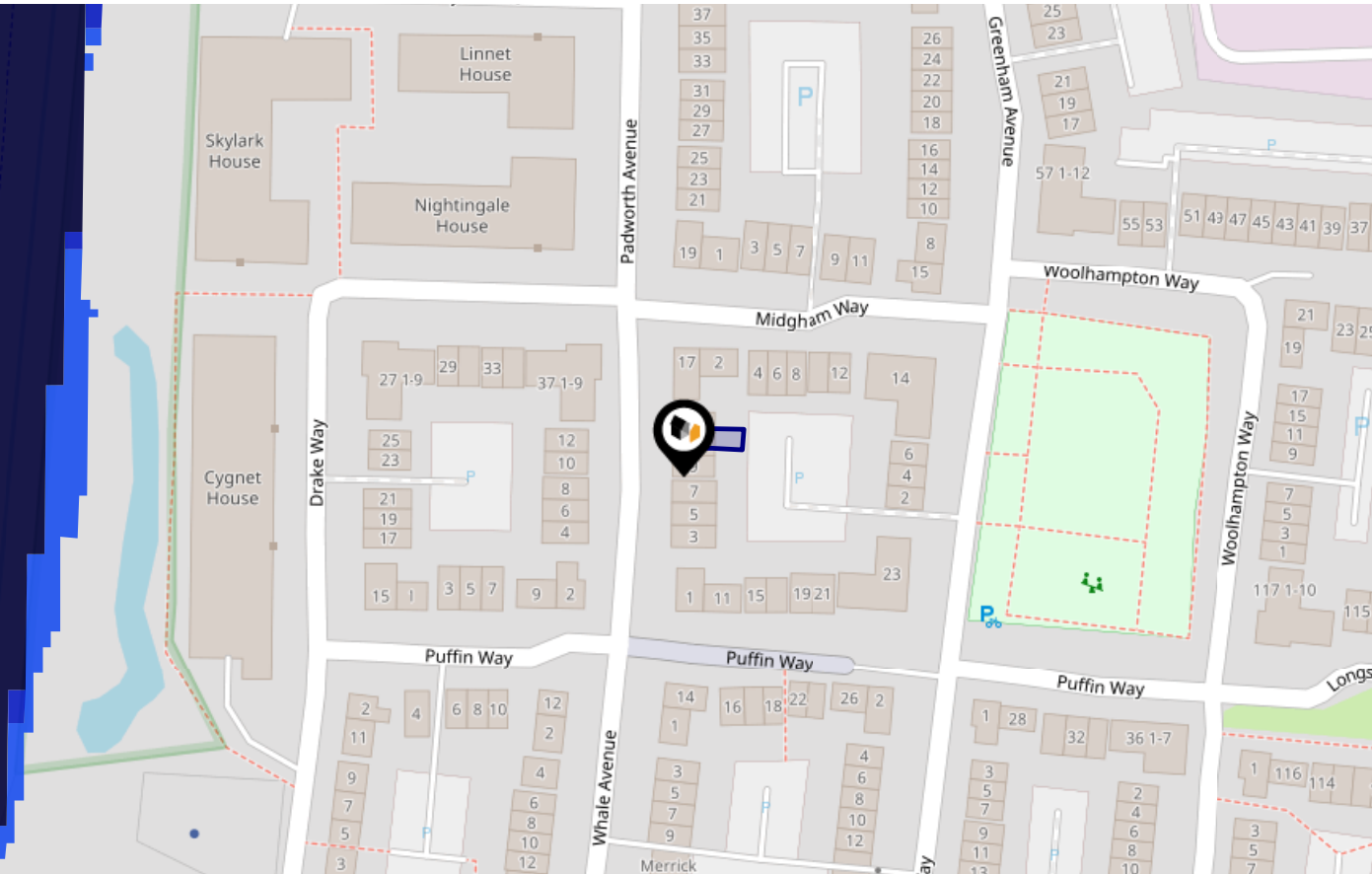


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

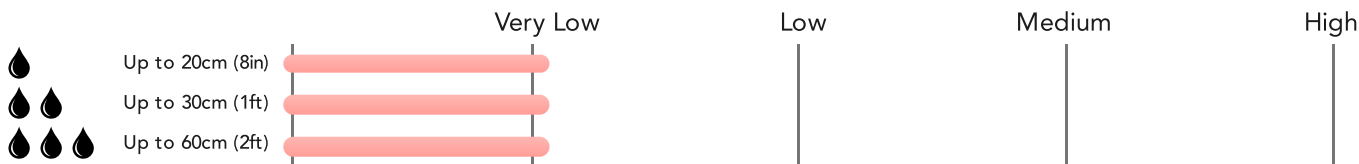


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

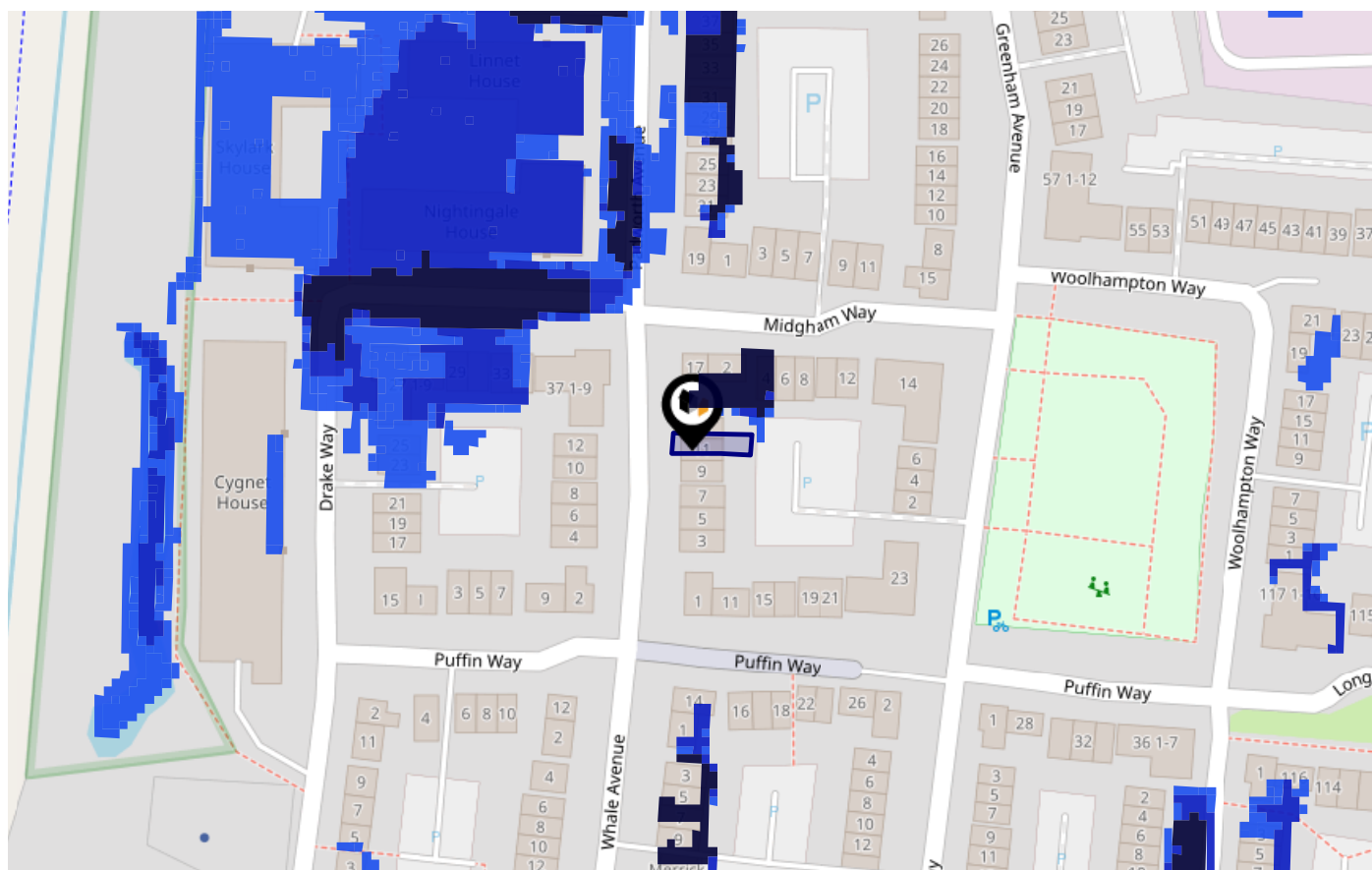


# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

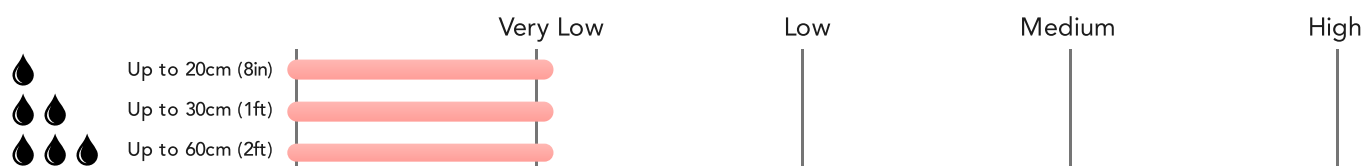


**Risk Rating: Very low**

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Chance of flooding to the following depths at this property:

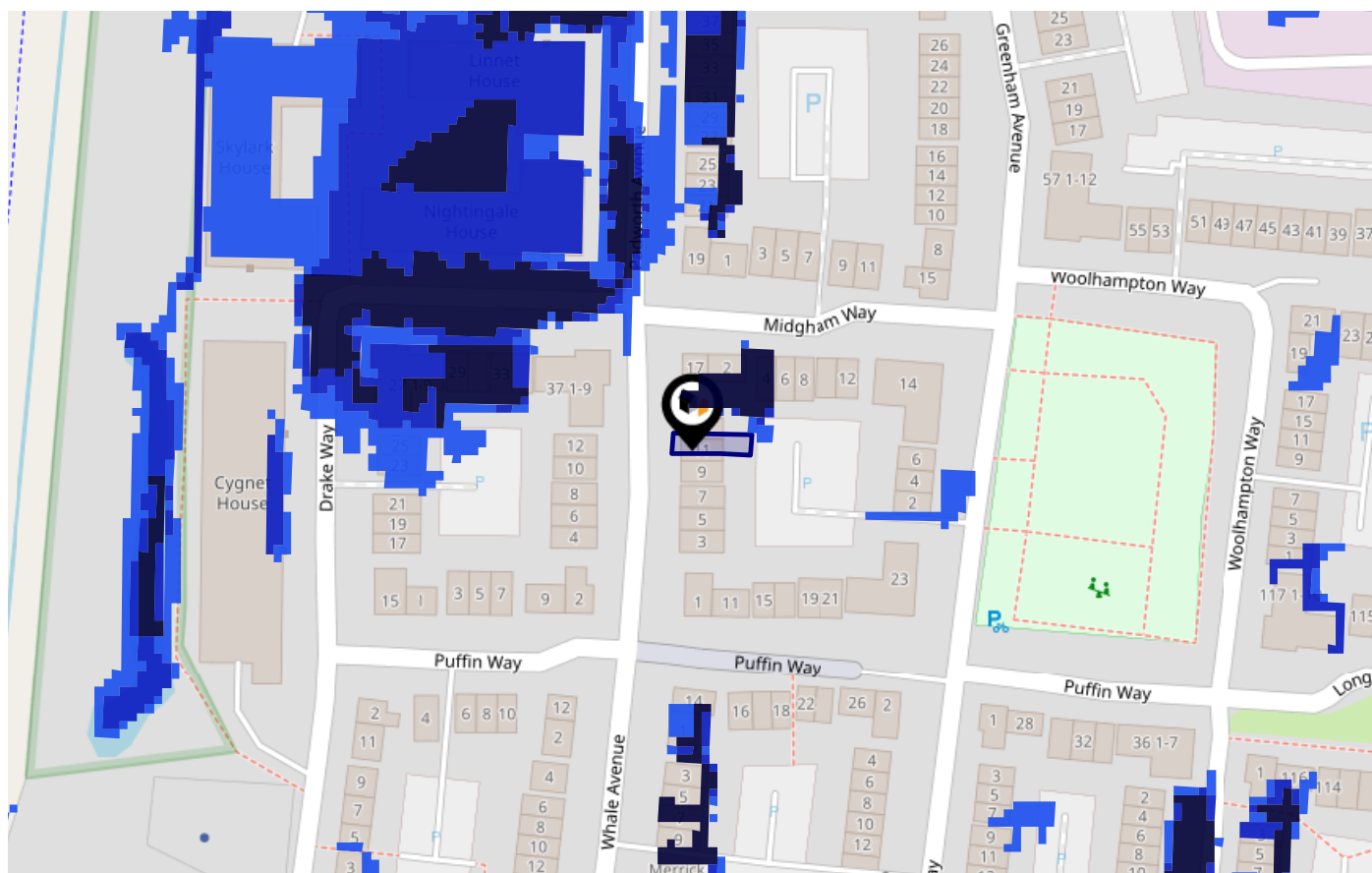


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

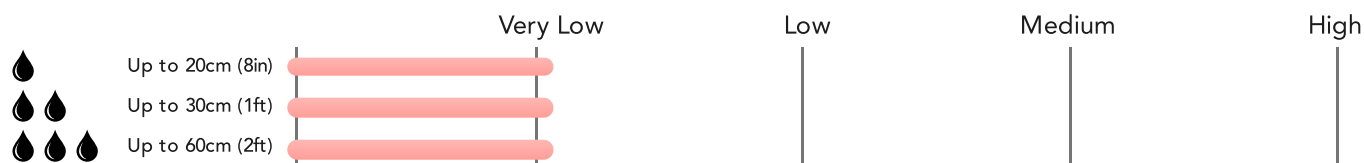


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



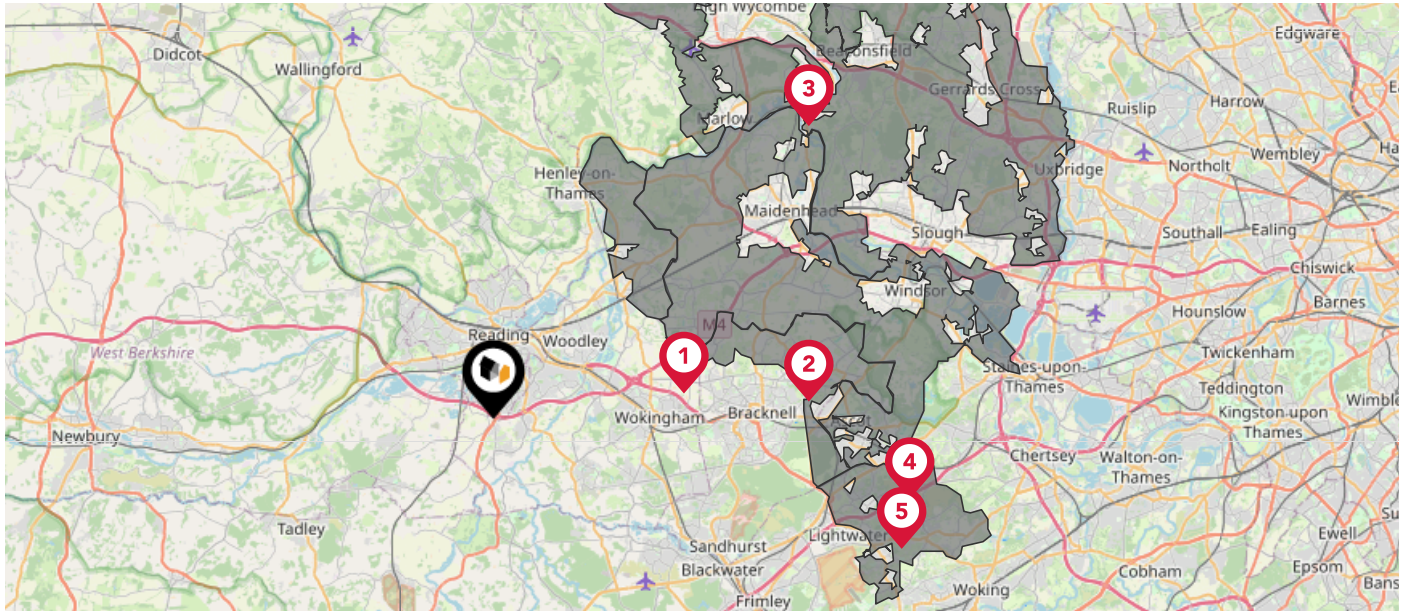


# Maps

## Green Belt



This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Buckinghamshire
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath

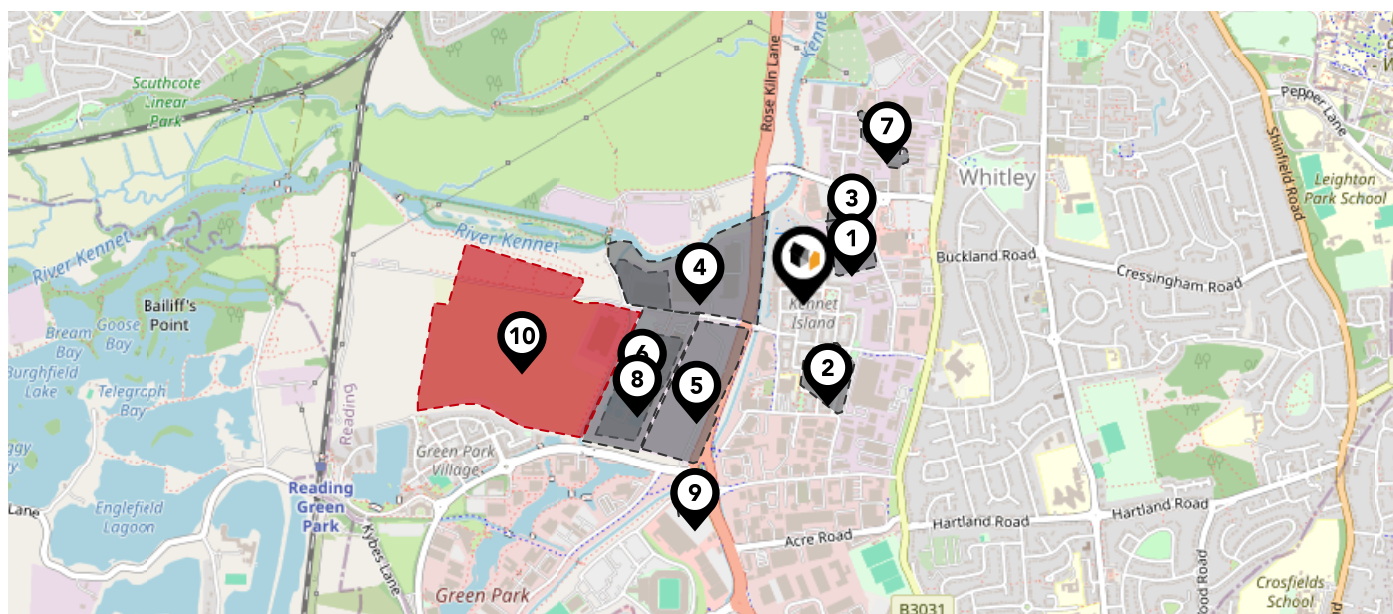


# Maps

## Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

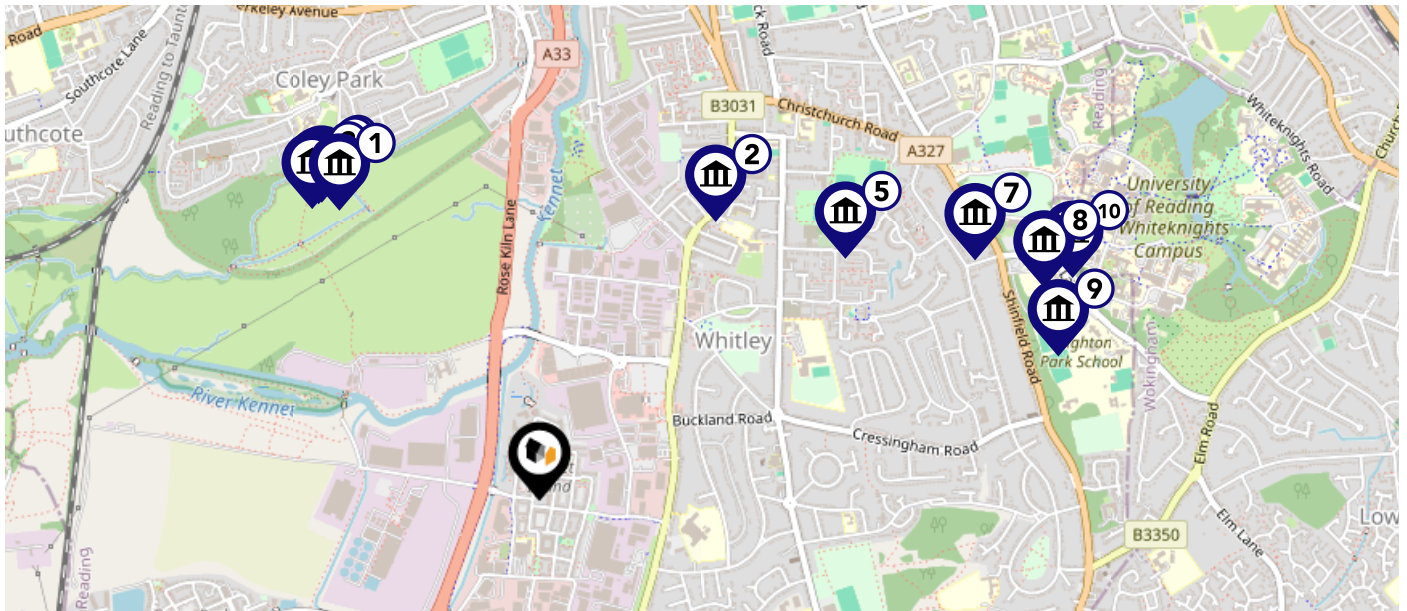
<b>1</b>	Gillette Warehouse-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Manor Farm-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Rose Kiln Lane South-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Island Road-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Smallmead Stadium-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Island Road Tip-Island Road, Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Craddock Road-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Sludge Beds-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Smallmead Tip-Smallmead Road, Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>10</b>	EA/EPR/FB3105XW/V002 - RMC Aggregates (Southern) Ltd	Active Landfill	<input checked="" type="checkbox"/>

# Maps

## Listed Buildings

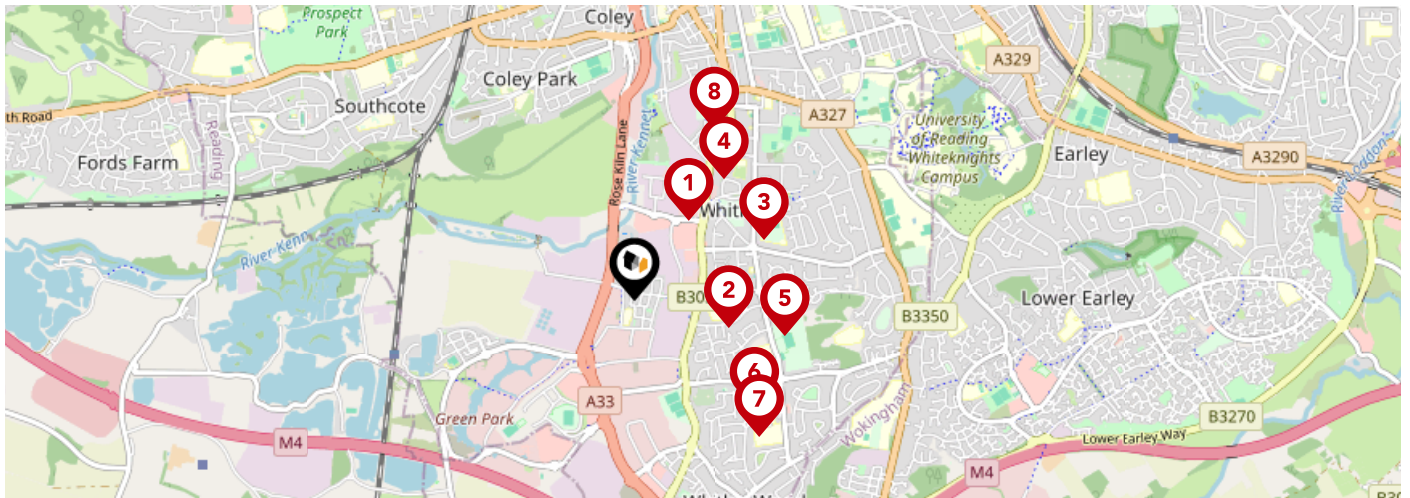


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1321899 - East Bridge Over The Holy Brook At Coleypark Farm	Grade II	0.8 miles
	1113395 - 64-70, Basingstoke Road	Grade II	0.8 miles
	1113608 - West Bridge Over The Holy Brook At Coleypark Farm	Grade II	0.8 miles
	1321862 - Bailliff's Cottage	Grade II	0.9 miles
	1113615 - Whitley Park Farmhouse	Grade II	0.9 miles
	1113612 - Coachhouse At Coley Park Farm	Grade II	0.9 miles
	1113576 - Lodge To Whiteknights Park House	Grade II	1.2 miles
	1157221 - Blandford Lodge	Grade II	1.3 miles
	1113577 - School House And Attached Laboratories At Leighton Park School	Grade II	1.3 miles
	1435127 - Urs Building, Including The Paved Surface Of Chancellors Way And Raised Edges Of The Ornamental Pool, University Of Reading	Grade II	1.4 miles

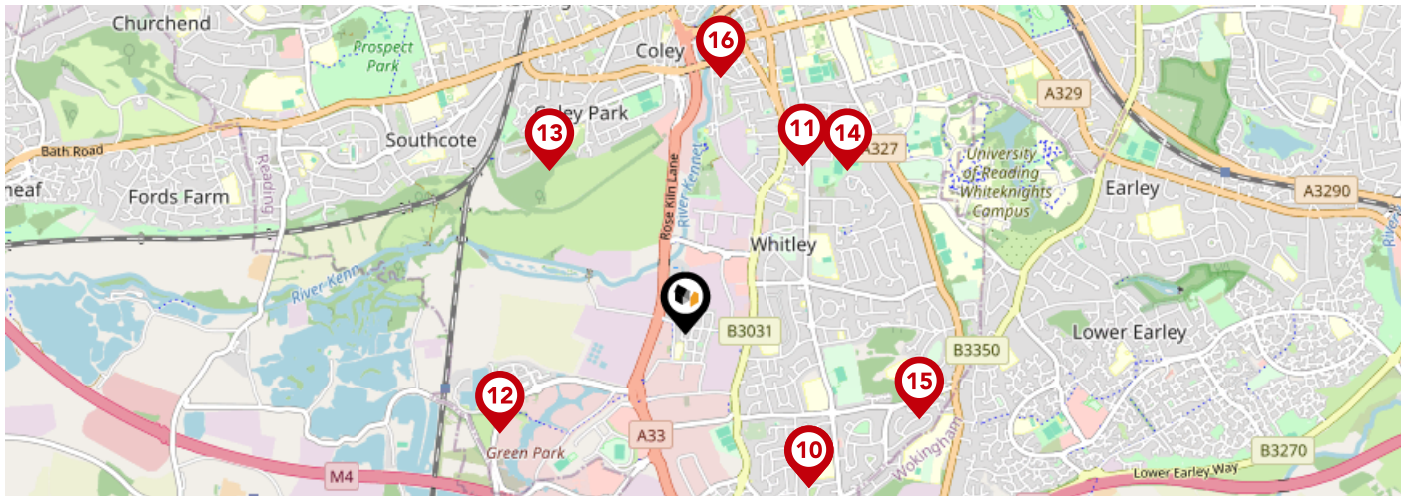
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>OneSchool Global Reading Senior Campus</b> Ofsted Rating: Not Rated   Pupils: 95   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Whitley Park Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 571   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Reading Girls' School</b> Ofsted Rating: Good   Pupils: 873   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Palmer Primary Academy</b> Ofsted Rating: Good   Pupils: 454   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Blagdon Nursery School</b> Ofsted Rating: Outstanding   Pupils: 152   Distance:0.71	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>John Madejski Academy</b> Ofsted Rating: Serious Weaknesses   Pupils: 871   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 327   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>New Christ Church Church of England Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



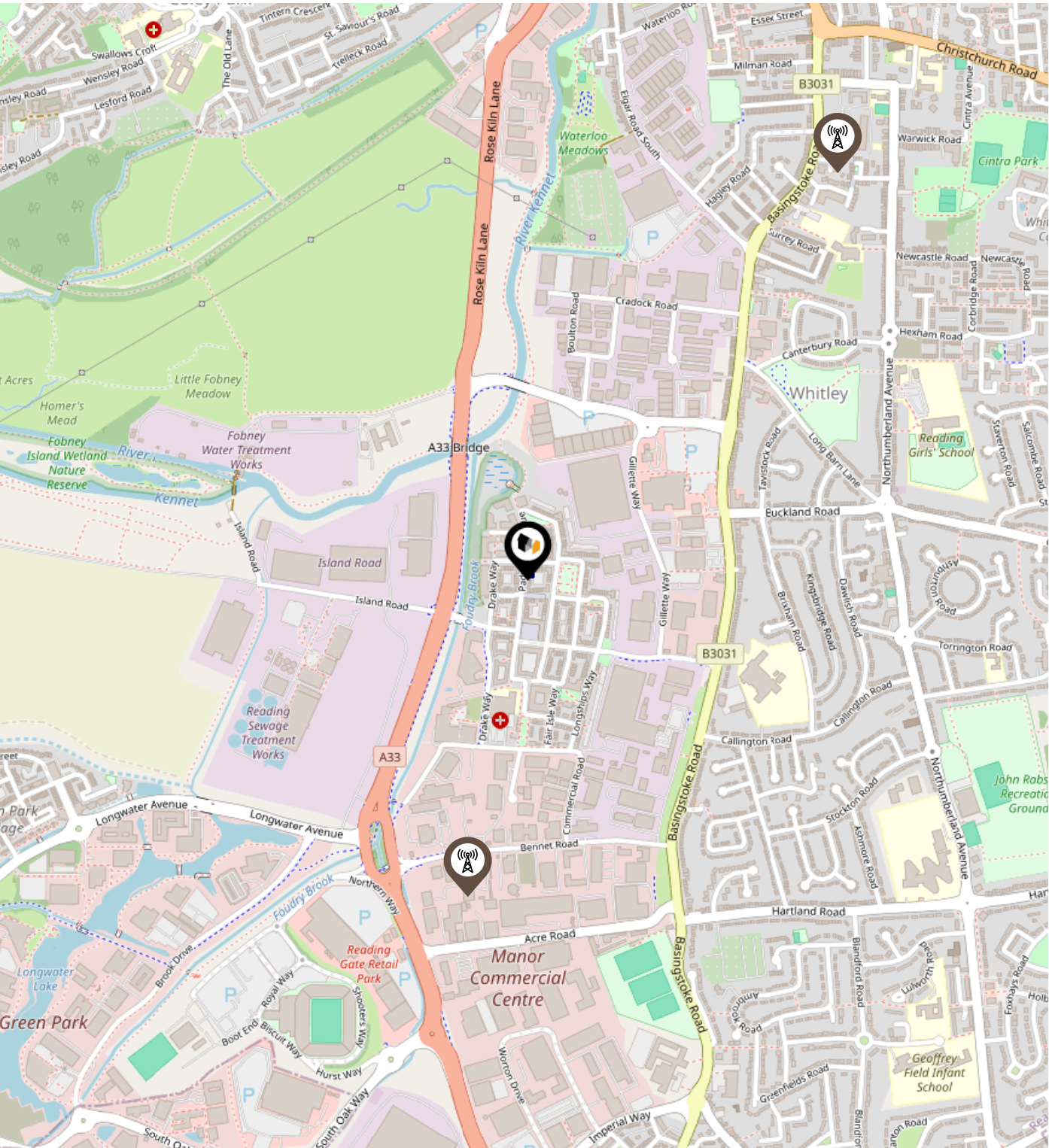
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Geoffrey Field Infant School</b> Ofsted Rating: Outstanding   Pupils: 313   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Geoffrey Field Junior School</b> Ofsted Rating: Good   Pupils: 354   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Trinity Christian School</b> Ofsted Rating: Not Rated   Pupils: 21   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Green Park Village Primary Academy</b> Ofsted Rating: Good   Pupils: 155   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St Mary &amp; All Saints Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 336   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Hamilton School</b> Ofsted Rating: Good   Pupils: 60   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>The Ridgeway Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Katesgrove Primary School</b> Ofsted Rating: Good   Pupils: 692   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



### Key:

- Power Pylons
- Communication Masts



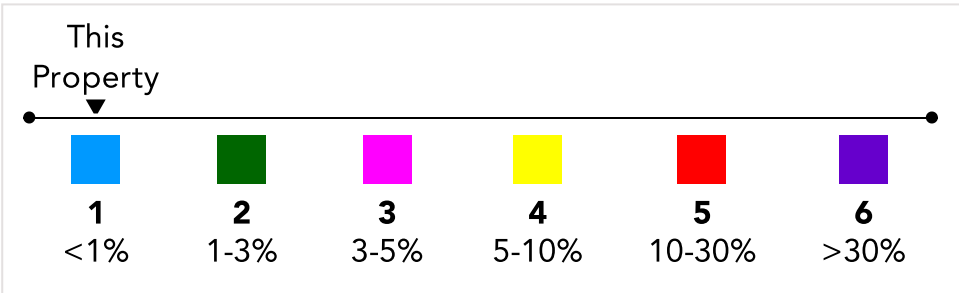
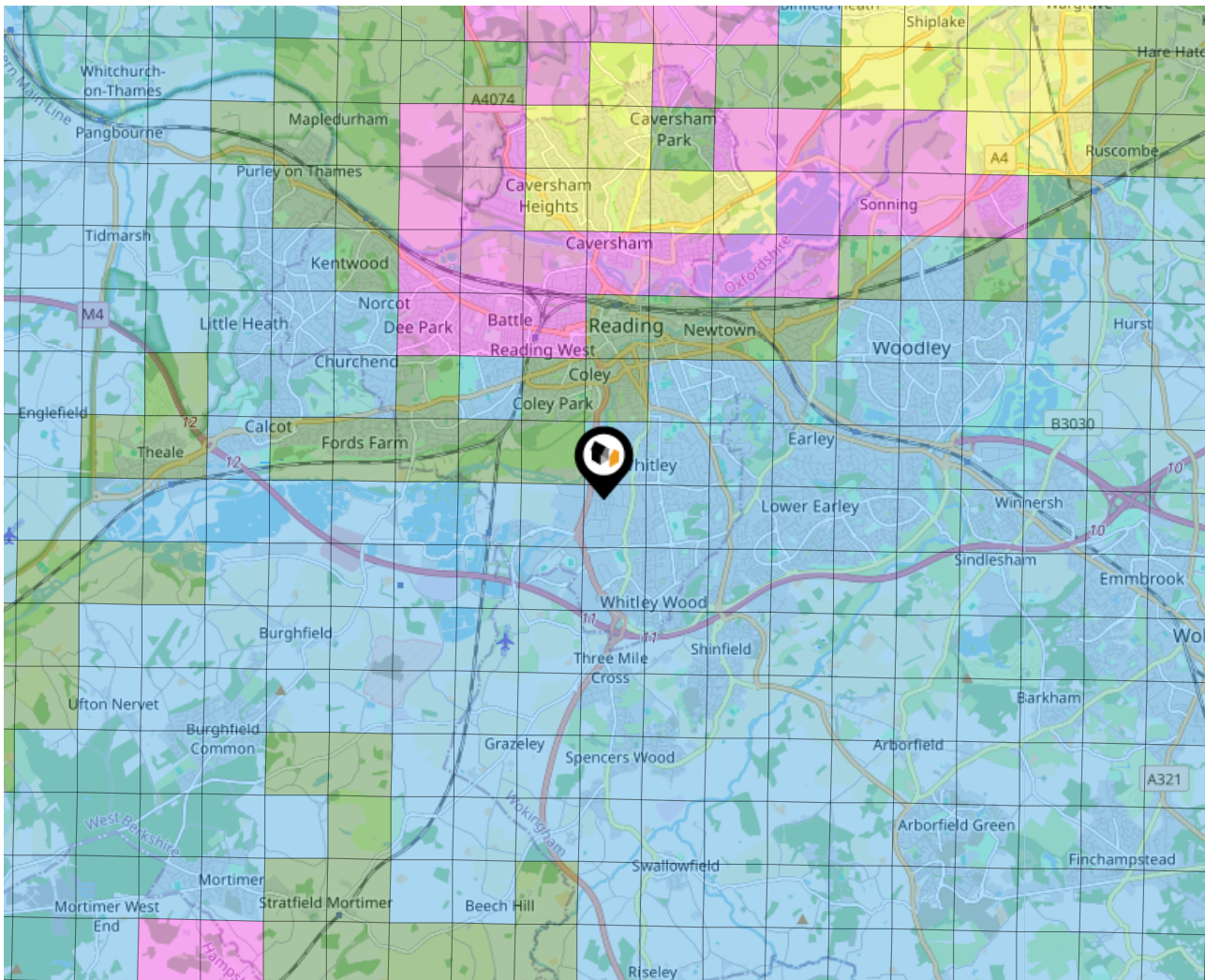
# Environment

## Radon Gas



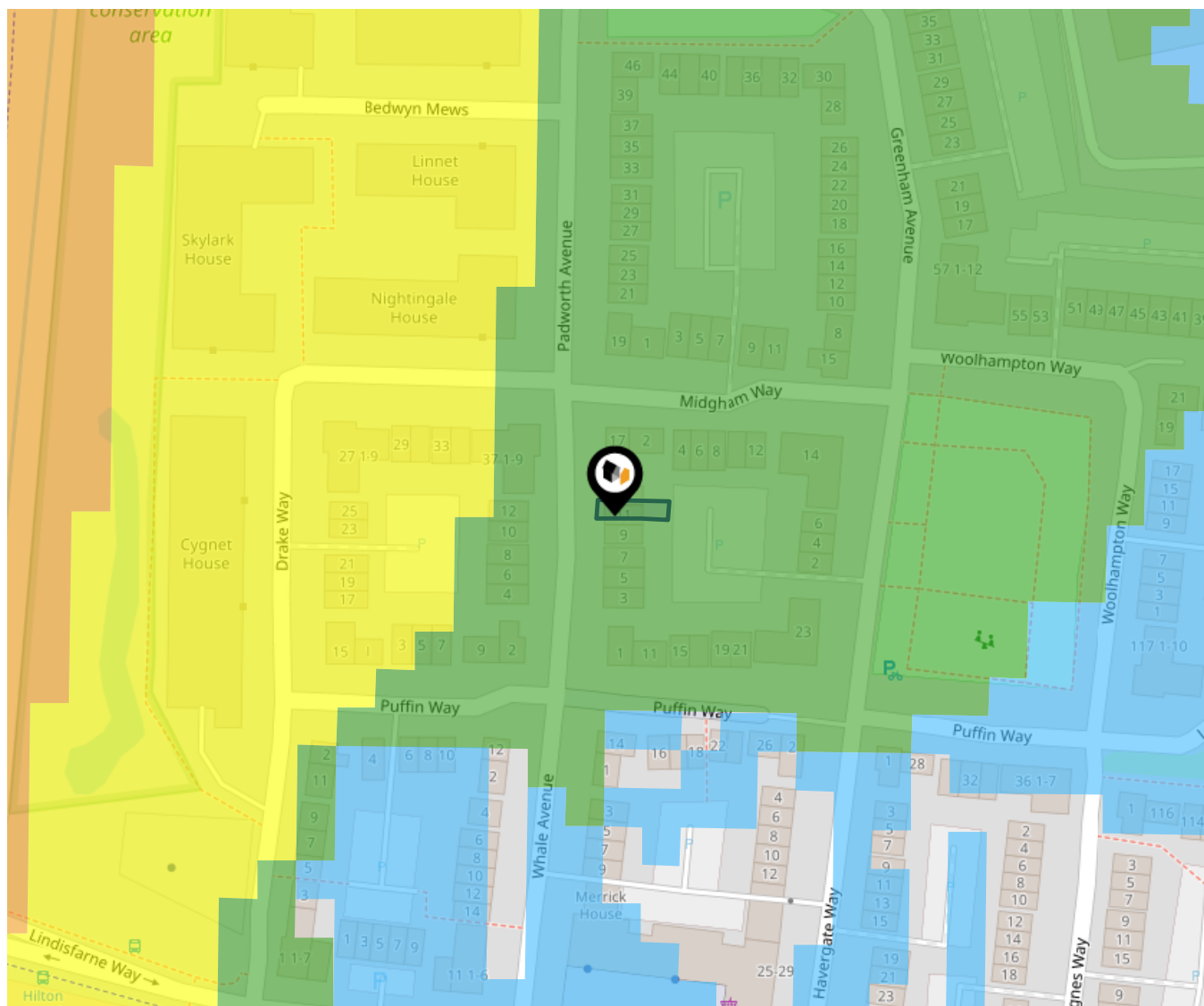
### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area

## Road Noise



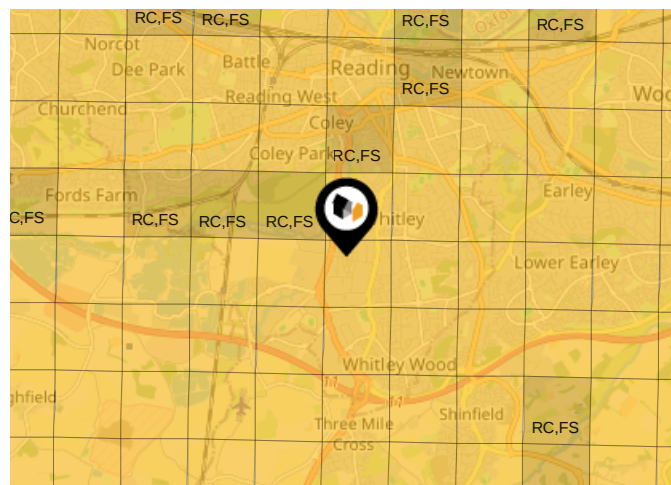
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SILT
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



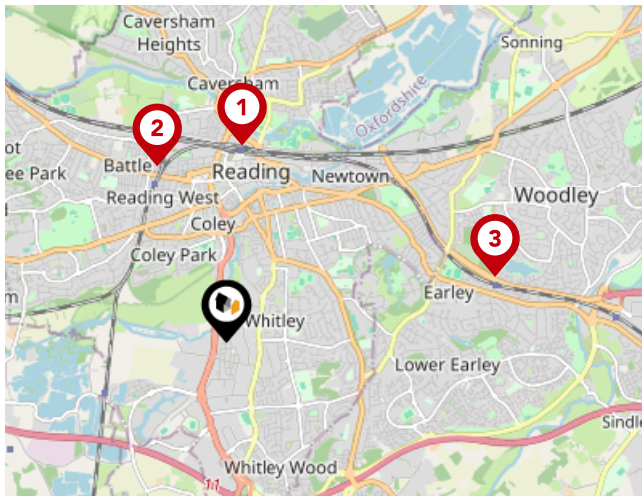
### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



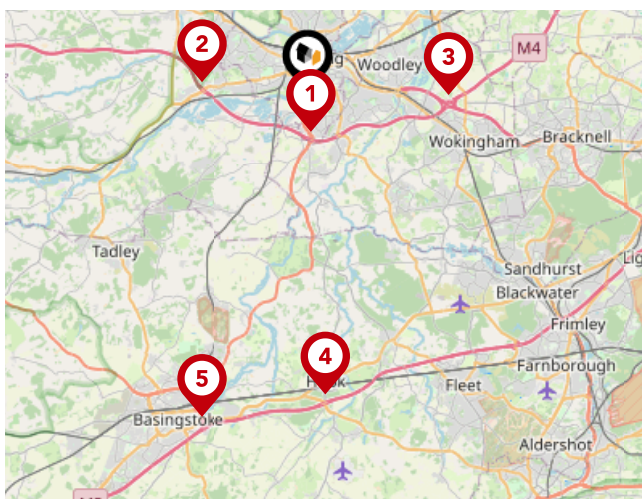
# Area

## Transport (National)



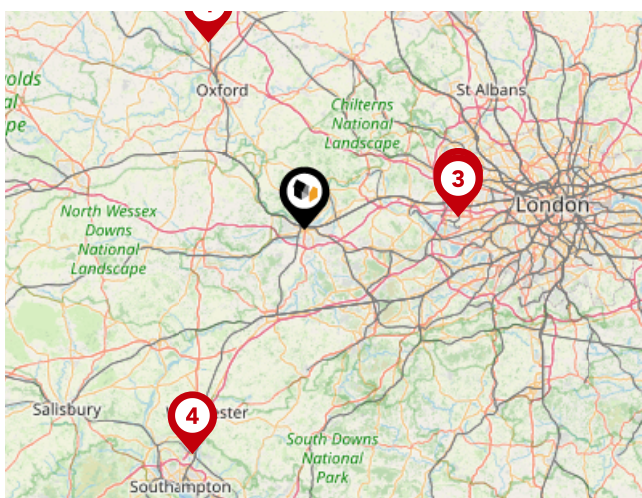
### National Rail Stations

Pin	Name	Distance
1	Reading Rail Station	1.82 miles
2	Reading West Rail Station	1.74 miles
3	Earley Rail Station	2.56 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.38 miles
2	M4 J12	3.9 miles
3	M4 J10	5.22 miles
4	M3 J5	11.16 miles
5	M3 J6	12.57 miles

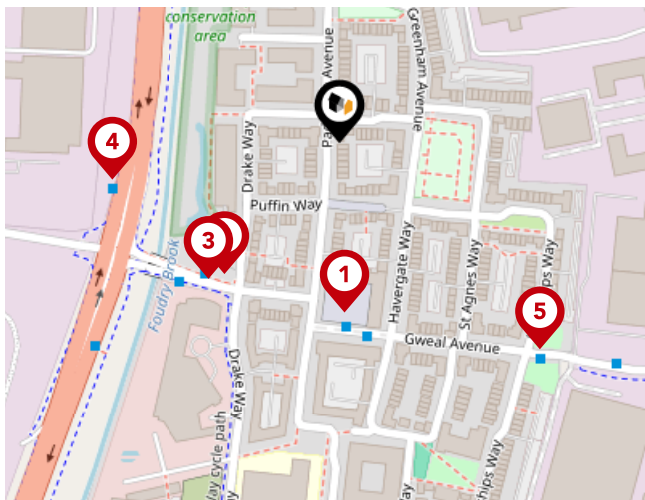


### Airports/Helipads

Pin	Name	Distance
1	Kidlington	31.16 miles
2	Heathrow Airport	22.71 miles
3	Heathrow Airport Terminal 4	22.83 miles
4	Southampton Airport	37.28 miles

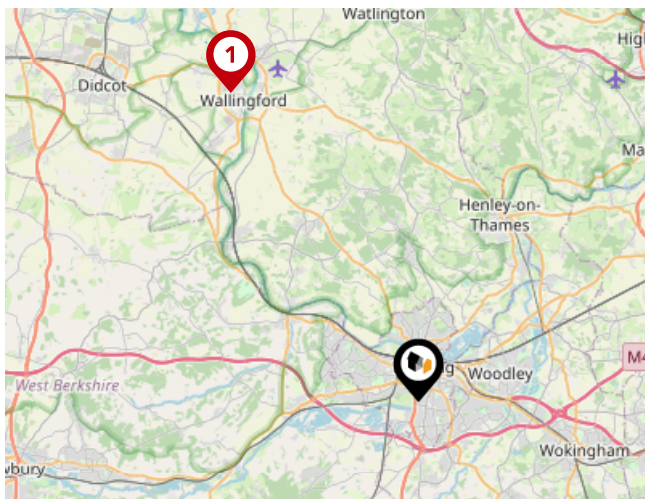
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Central Piazza	0.1 miles
2	Hilton Hotel	0.1 miles
3	Hilton Hotel	0.11 miles
4	Kennet Island turn	0.13 miles
5	Manor Farm Road	0.17 miles



### Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	13.37 miles

# Avocado Property

## About Us



### Avocado Property

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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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/avacadoproperty



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# Agent Disclaimer



## Important - Please Read

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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.

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