

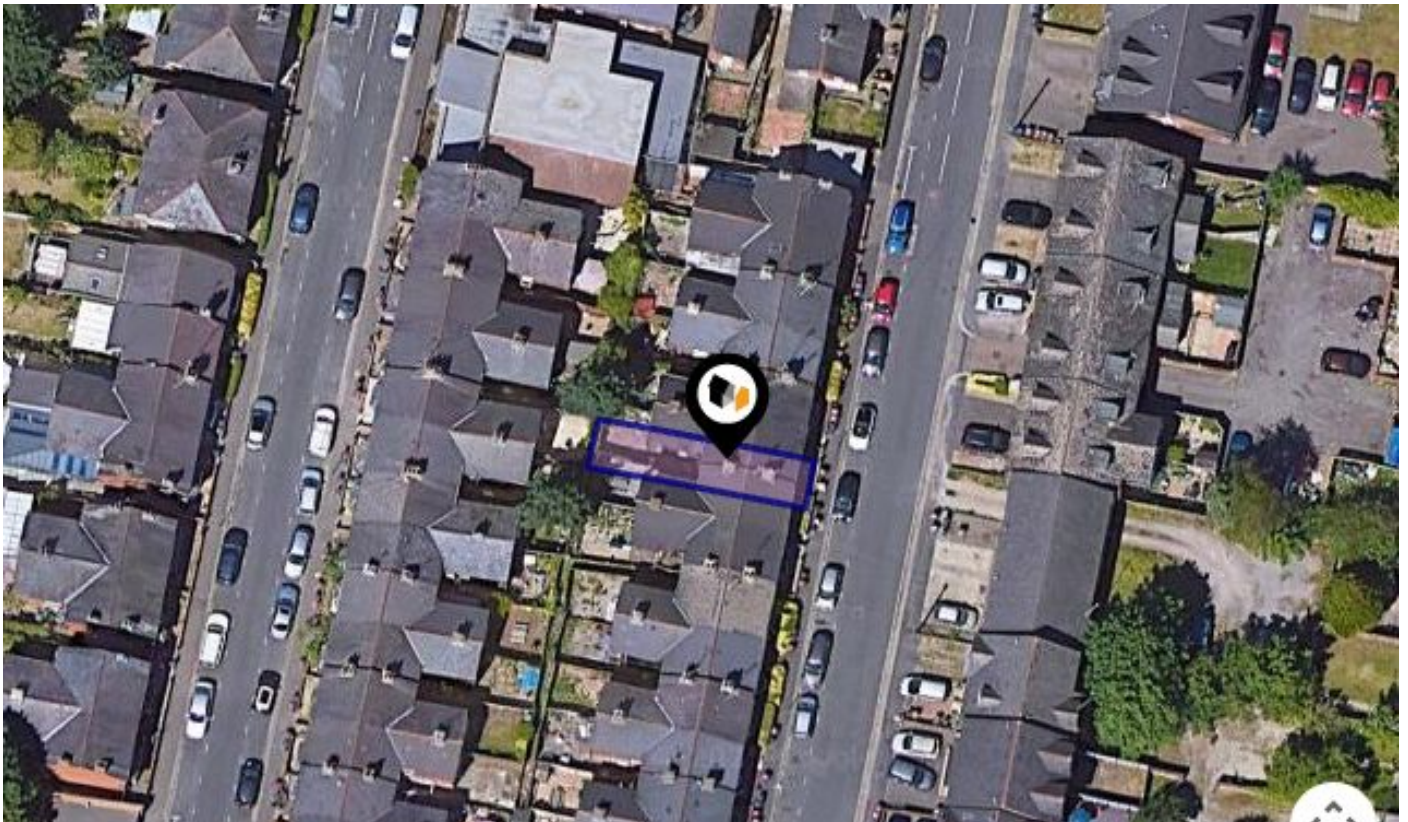


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 13<sup>th</sup> August 2025**



**FRANKLIN STREET, READING, RG1**

**Avocado Property**

07769 345086

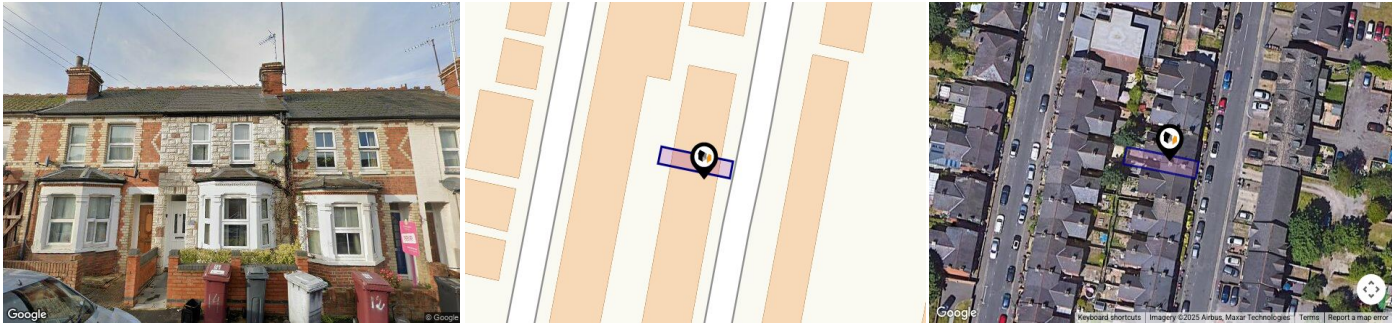
kiel@avocadoberkshire.co.uk

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# Property Overview



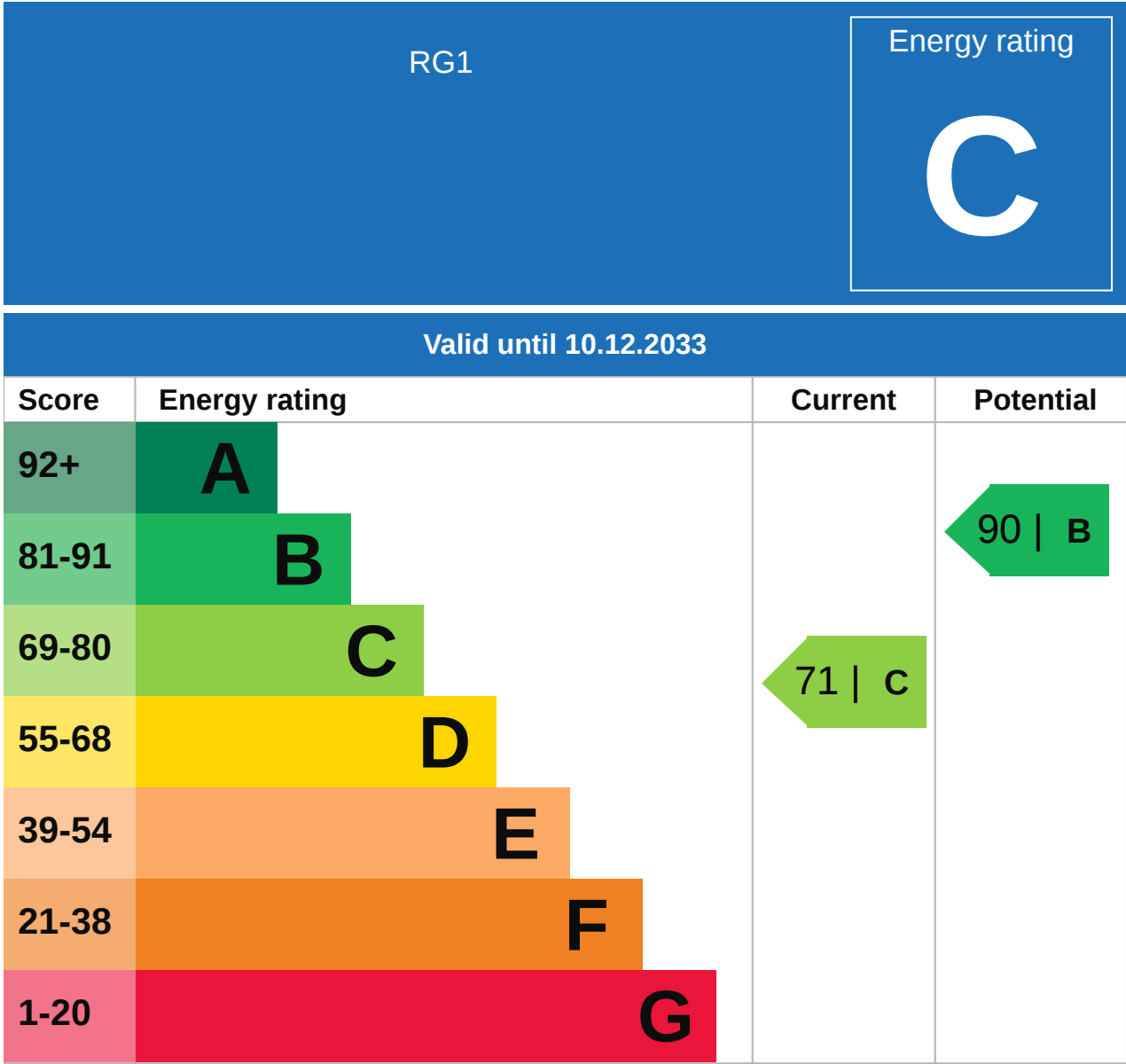
## Property

|                  |                                         |         |          |
|------------------|-----------------------------------------|---------|----------|
| Type:            | Terraced                                | Tenure: | Freehold |
| Bedrooms:        | 4                                       |         |          |
| Floor Area:      | 914 ft <sup>2</sup> / 85 m <sup>2</sup> |         |          |
| Plot Area:       | 0.02 acres                              |         |          |
| Year Built :     | 1900-1929                               |         |          |
| Council Tax :    | Band C                                  |         |          |
| Annual Estimate: | £2,211                                  |         |          |
| Title Number:    | BK25502                                 |         |          |

## Local Area

|                          |                                |                                    |      |      |
|--------------------------|--------------------------------|------------------------------------|------|------|
| Local Authority:         | Reading                        | Estimated Broadband Speeds         |      |      |
| Conservation Area:       | Russell Street and Castle Hill | (Standard - Superfast - Ultrafast) |      |      |
| Flood Risk:              |                                | 16                                 | 80   | 1800 |
| • Rivers & Seas          | Very low                       | mb/s                               | mb/s | mb/s |
| • Surface Water          | Very low                       |                                    |      |      |
| Mobile Coverage:         |                                | Satellite/Fibre TV Availability:   |      |      |
| (based on calls indoors) |                                |                                    |      |      |
|                          |                                |                                    |      |      |
|                          |                                |                                    |      |      |
|                          |                                |                                    |      |      |

Property  
**EPC - Certificate**



# Property

## EPC - Additional Data



### Additional EPC Data

---

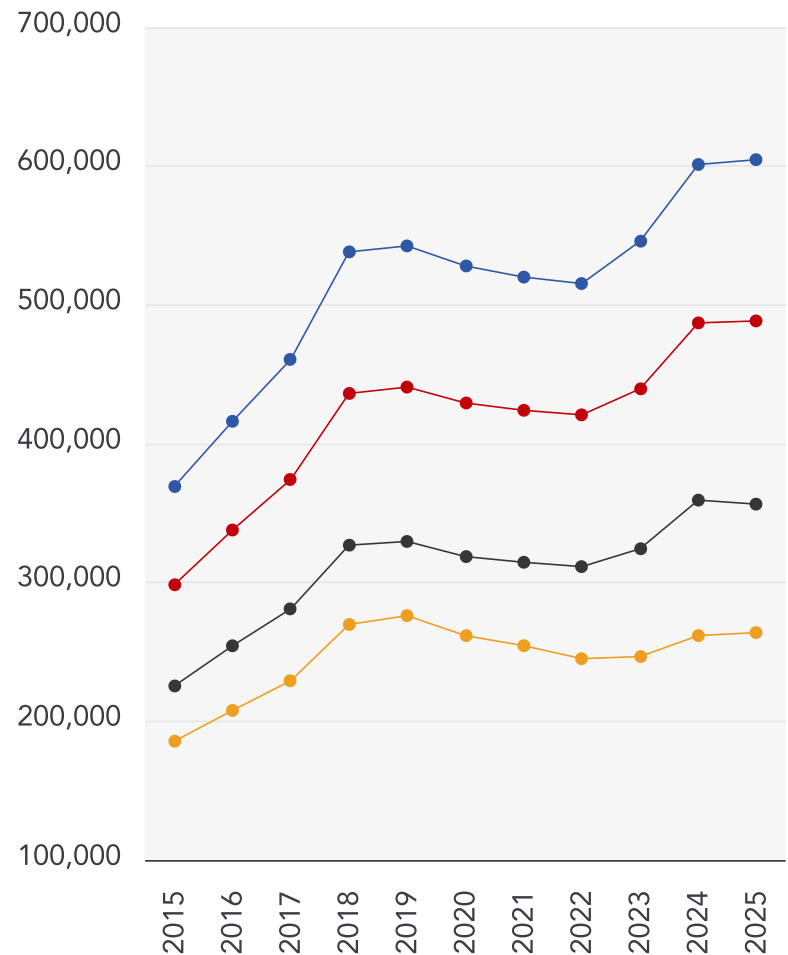
|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <b>Property Type:</b>               | House                                          |
| <b>Build Form:</b>                  | 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>                       | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor                                      |
| <b>Roof:</b>                        | Pitched, 100 mm loft insulation                |
| <b>Roof Energy:</b>                 | Average                                        |
| <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, no insulation (assumed)             |
| <b>Total Floor Area:</b>            | 85 m <sup>2</sup>                              |

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG1



Detached

**+63.79%**

Semi-Detached

**+63.72%**

Terraced

**+58.11%**

Flat

**+42.18%**

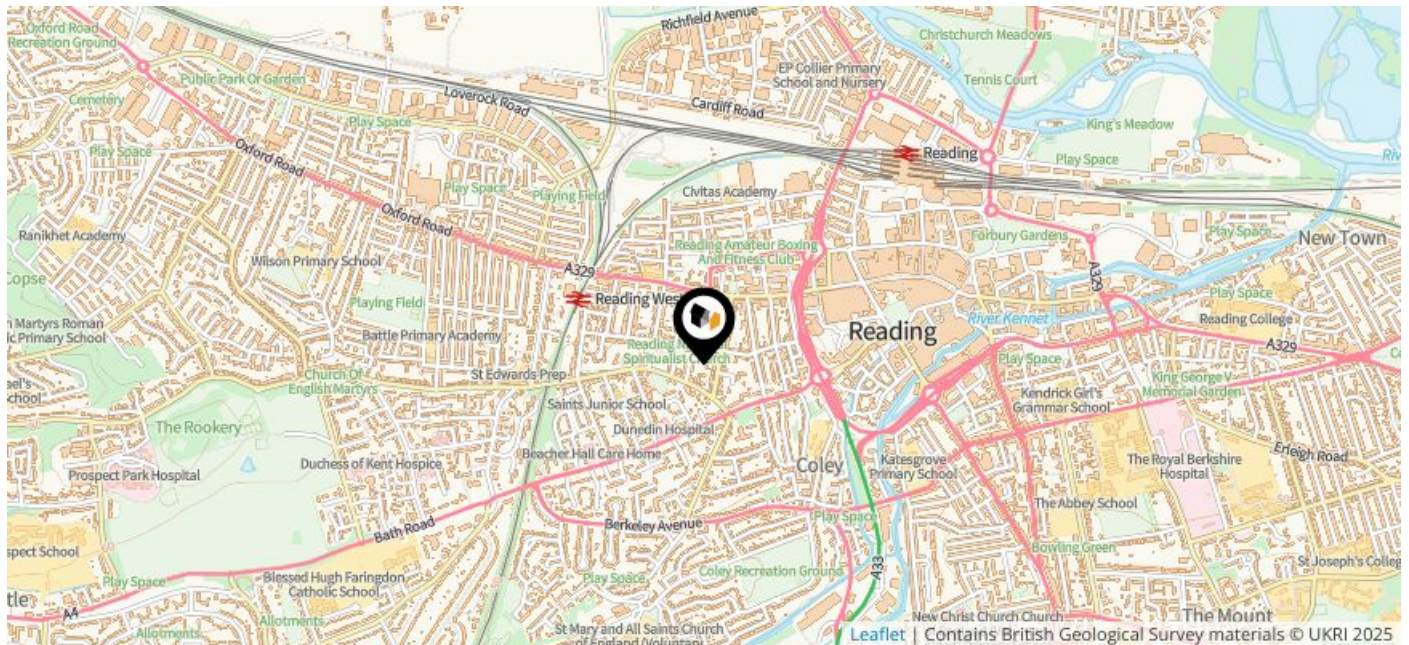


# Maps

## 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.

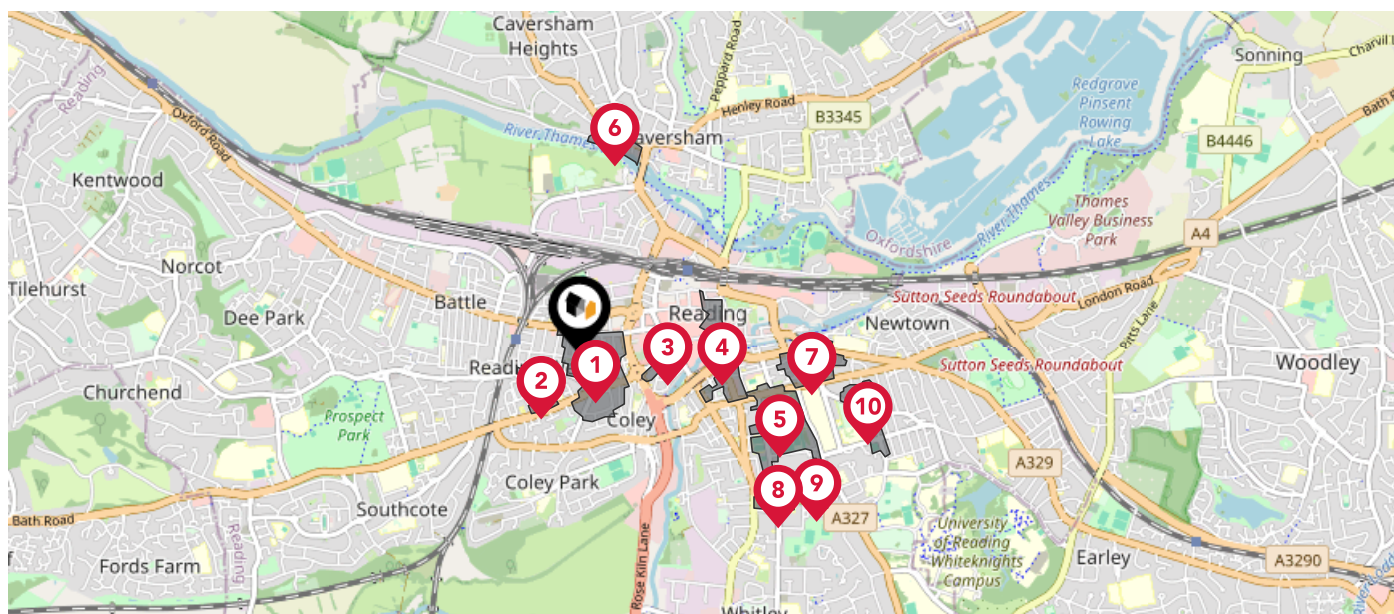
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Russell Street and Castle Hill



Downshire Square



St Mary's Butts and Castle Street



Market Place and London Street



Kendrick Road



St Peter's



Eldon Square



Christchurch



The Mount



Alexandra Road

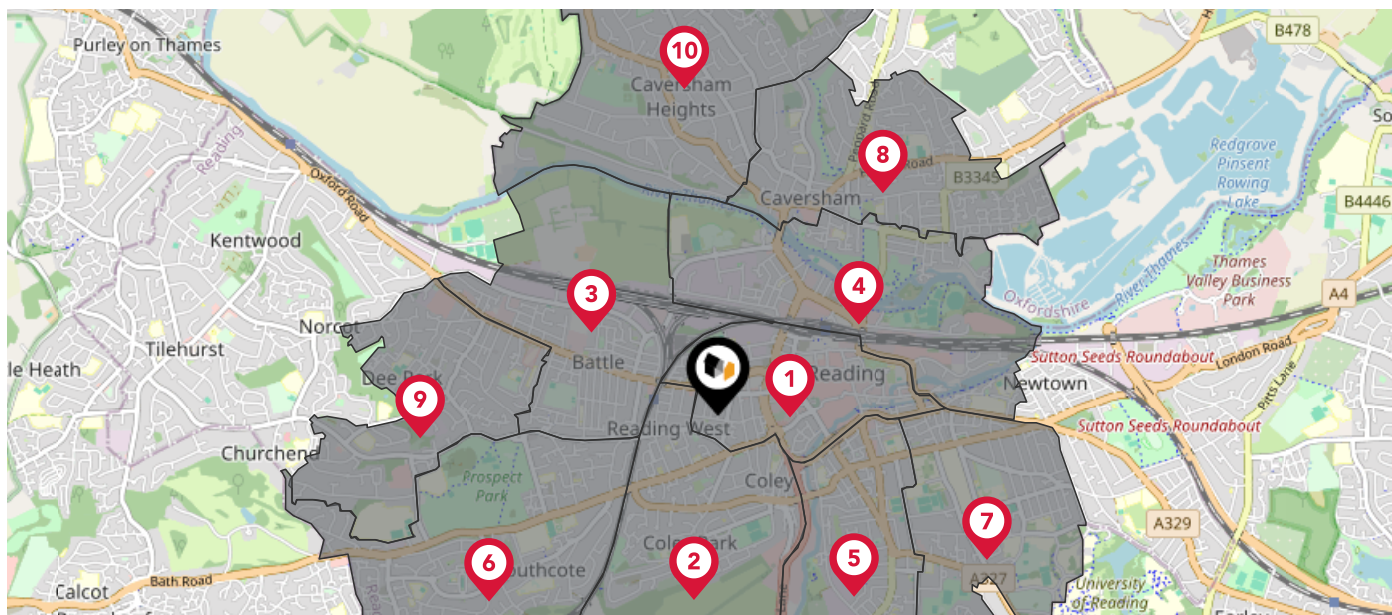


# Maps

## 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



Abbey Ward



Coley Ward



Battle Ward



Thames Ward



Katesgrove Ward



Southcote Ward



Redlands Ward



Caversham Ward



Norcot Ward



Caversham Heights Ward

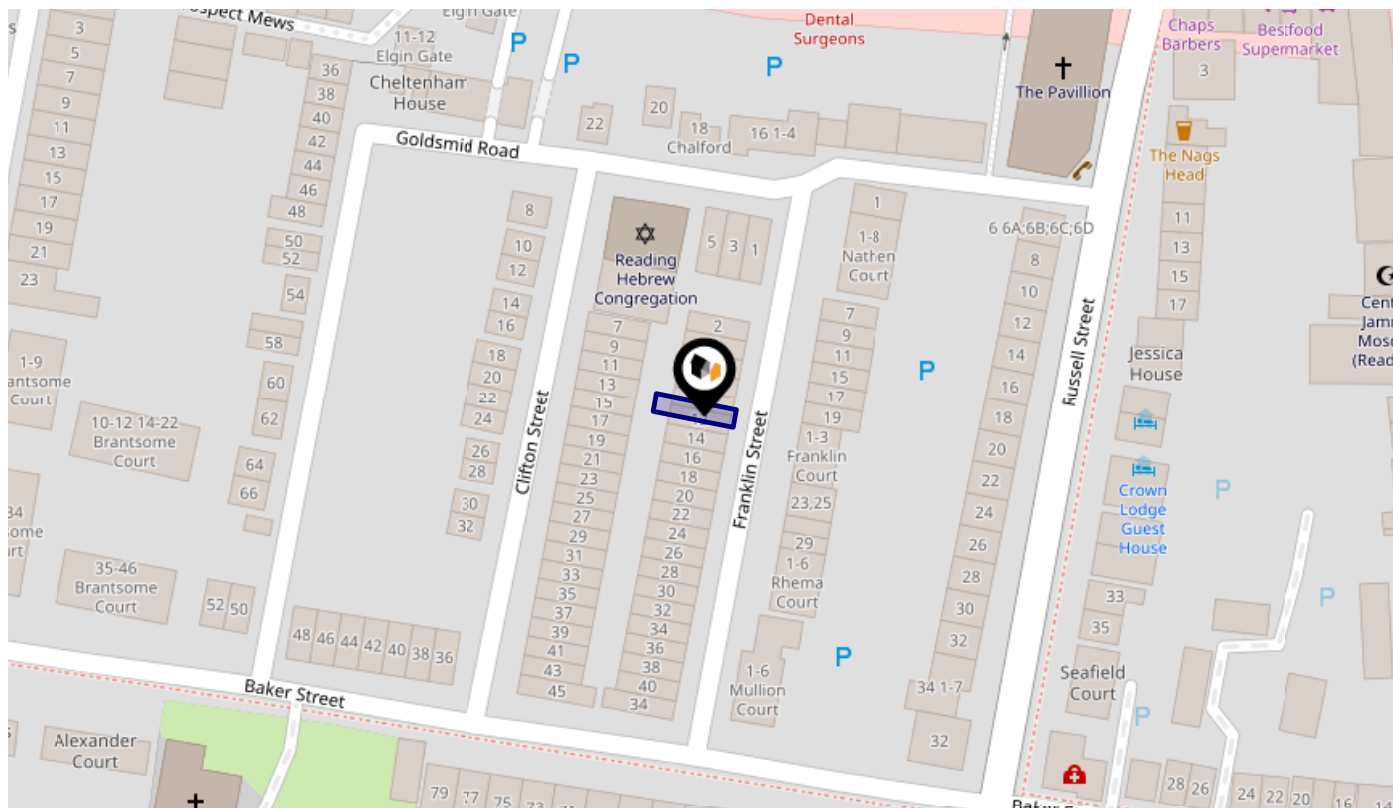


# Maps

## Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

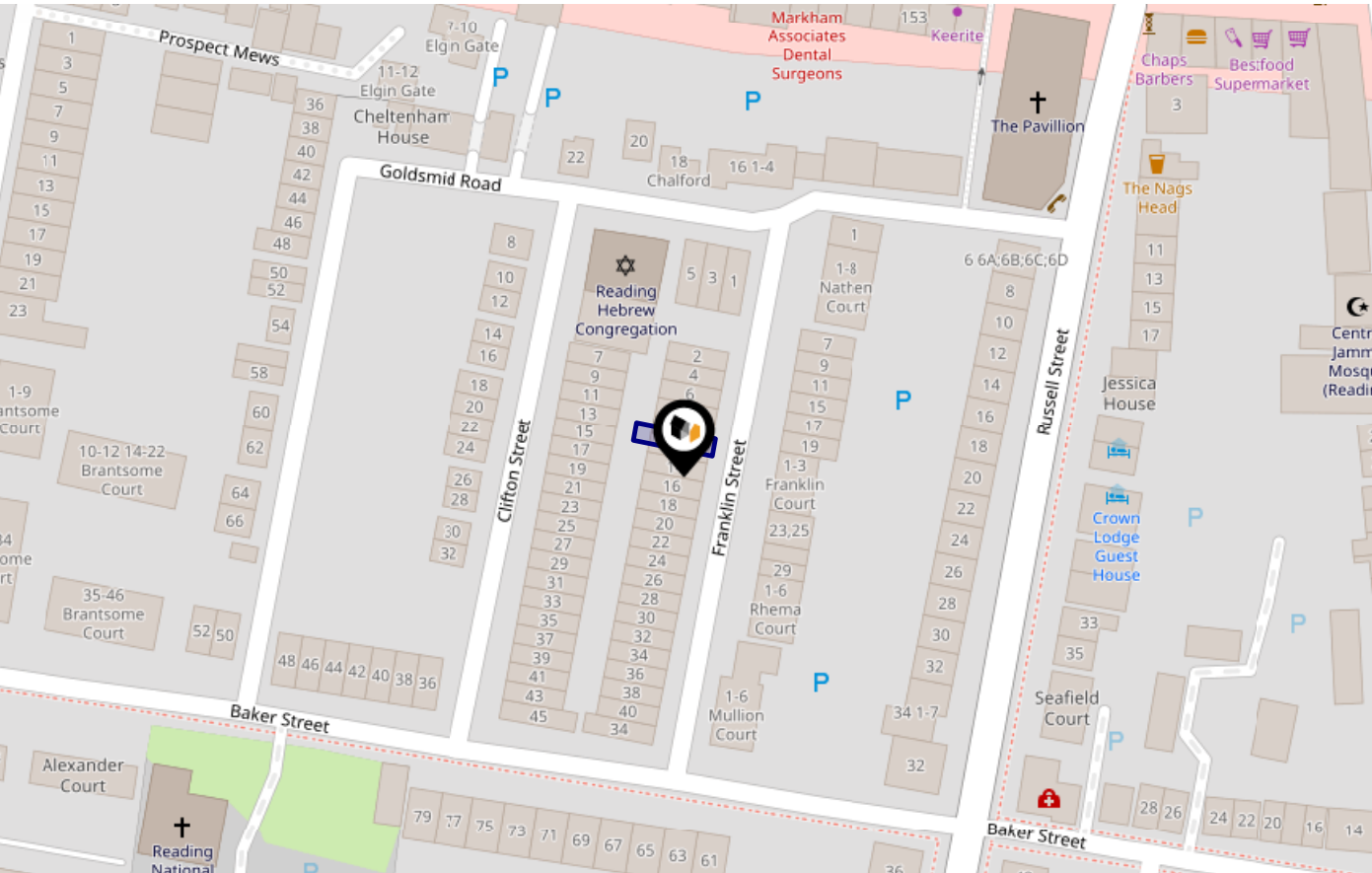
|   |  |              |  |
|---|--|--------------|--|
| 5 |  | 75.0+ dB     |  |
| 4 |  | 70.0-74.9 dB |  |
| 3 |  | 65.0-69.9 dB |  |
| 2 |  | 60.0-64.9 dB |  |
| 1 |  | 55.0-59.9 dB |  |

# 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.

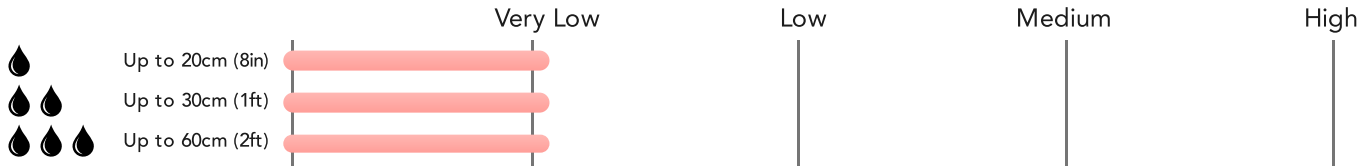


**Risk Rating: Very low**

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

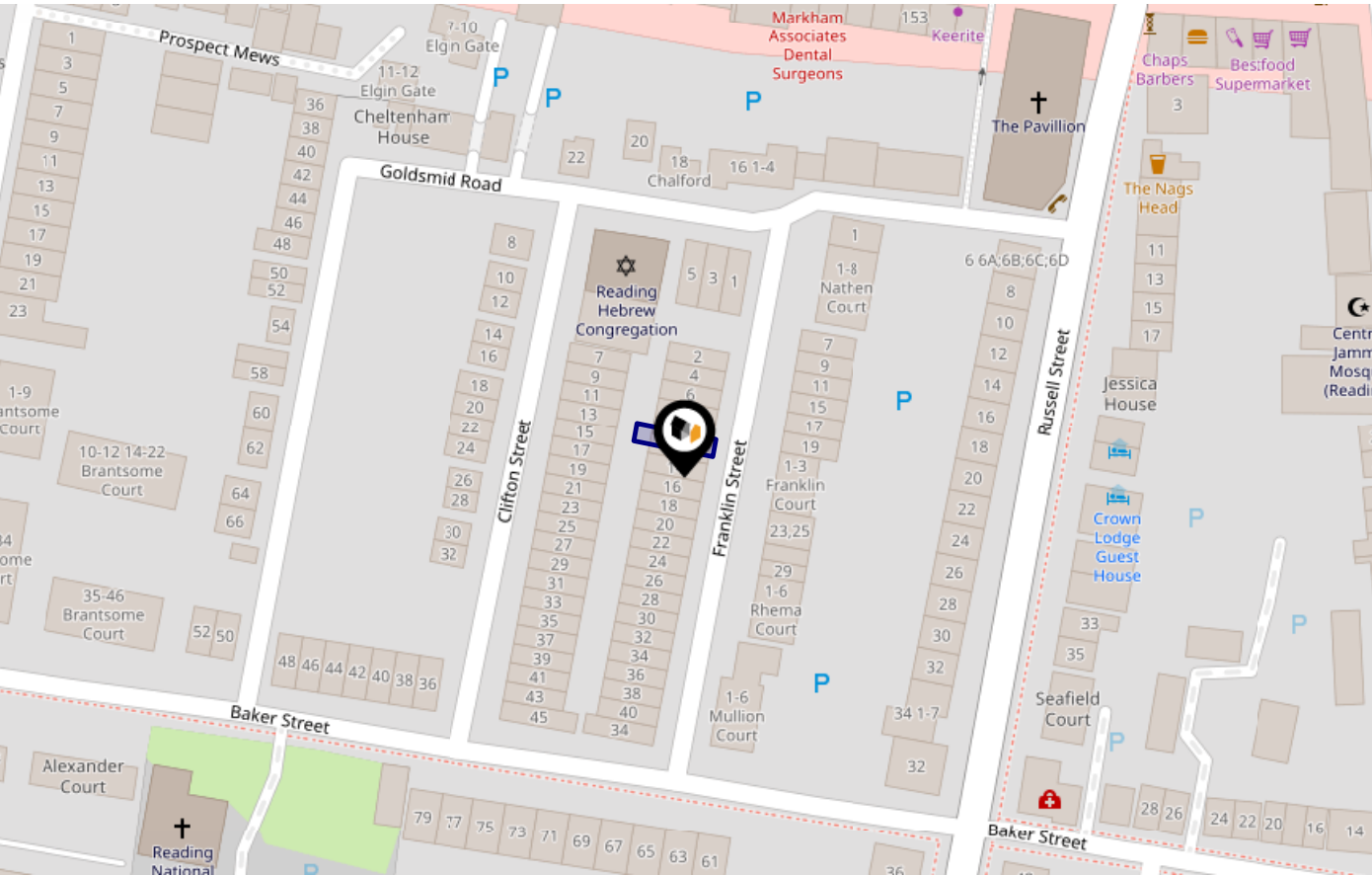


# Flood Risk

## 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.

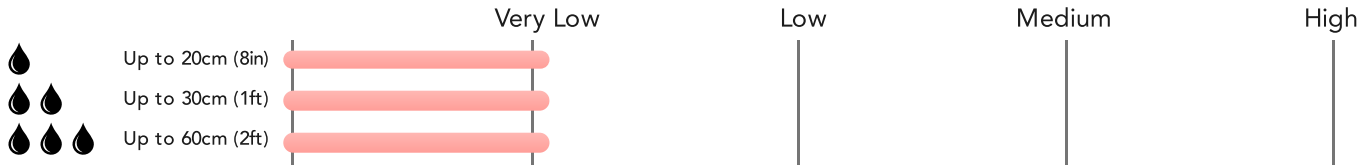


Risk Rating: Very low

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.
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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

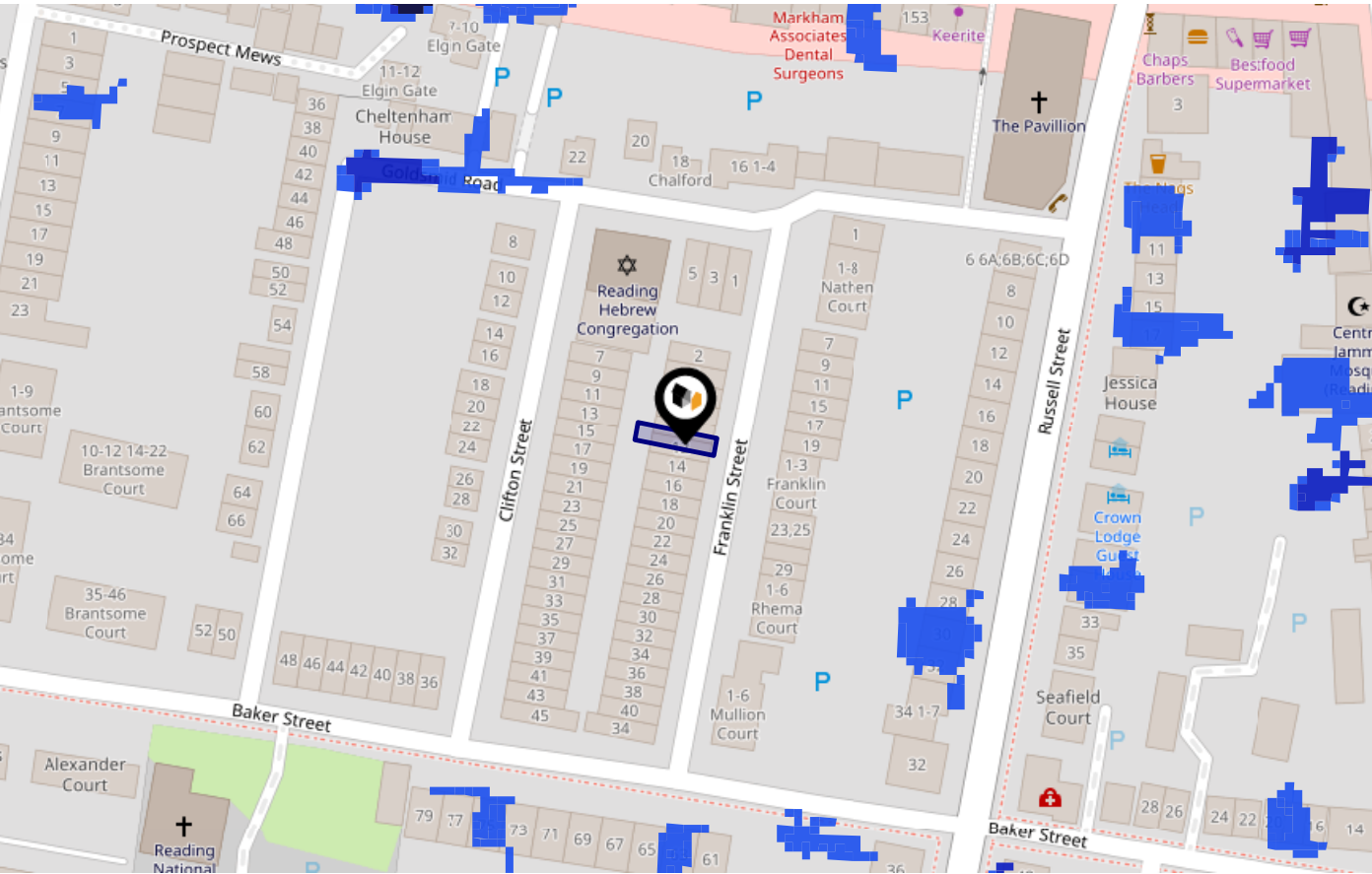


# Flood Risk

## 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.

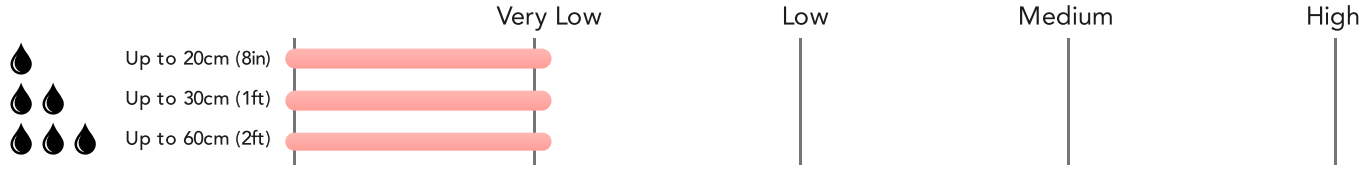


Risk Rating: Very low

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



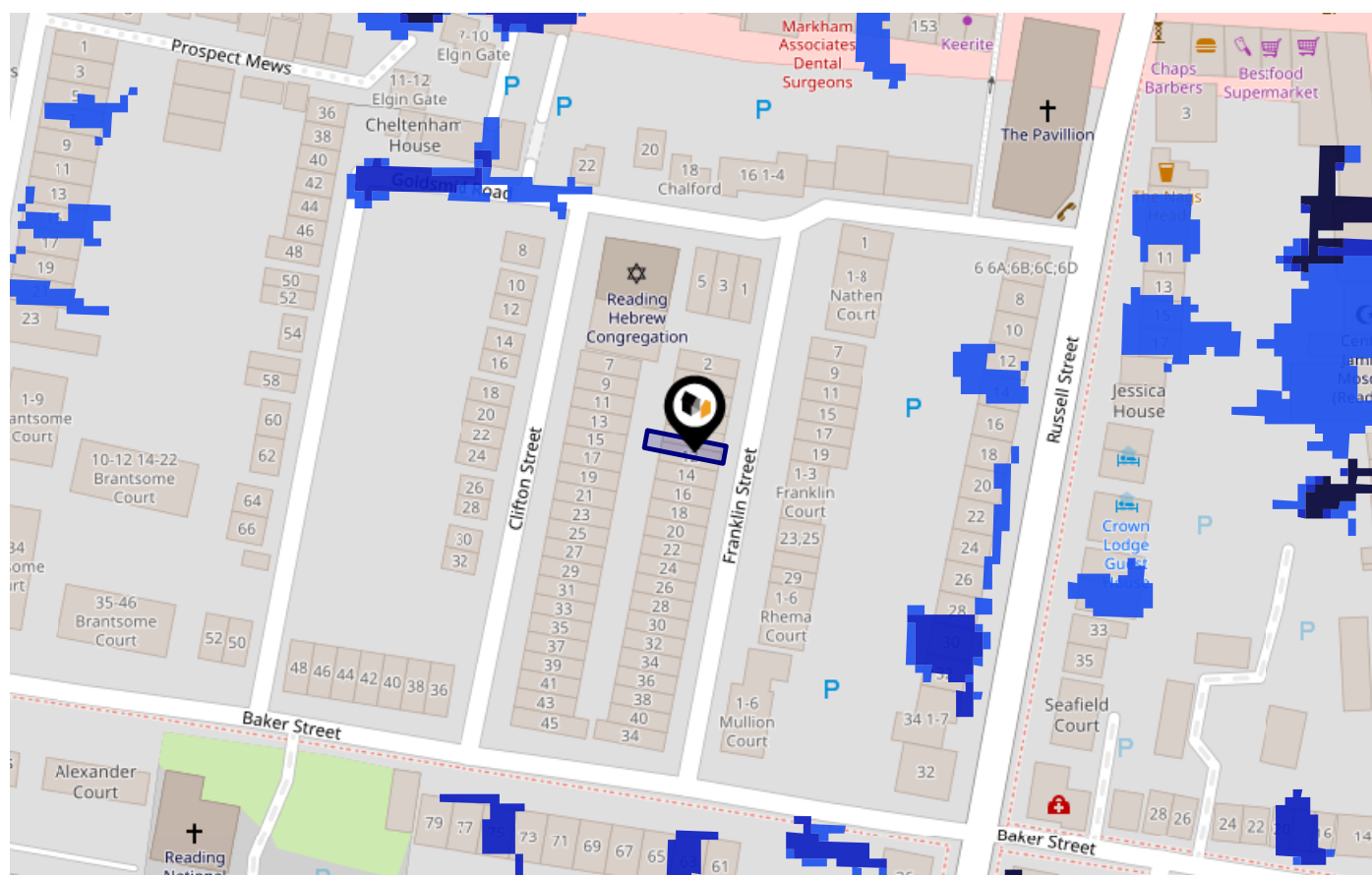


# Flood Risk

## 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.

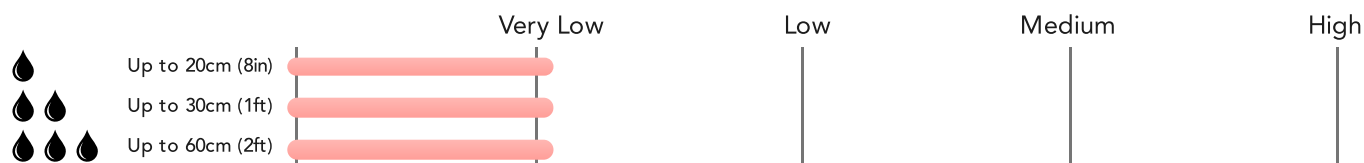


**Risk Rating: Very low**

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.
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Chance of flooding to the following depths at this property:

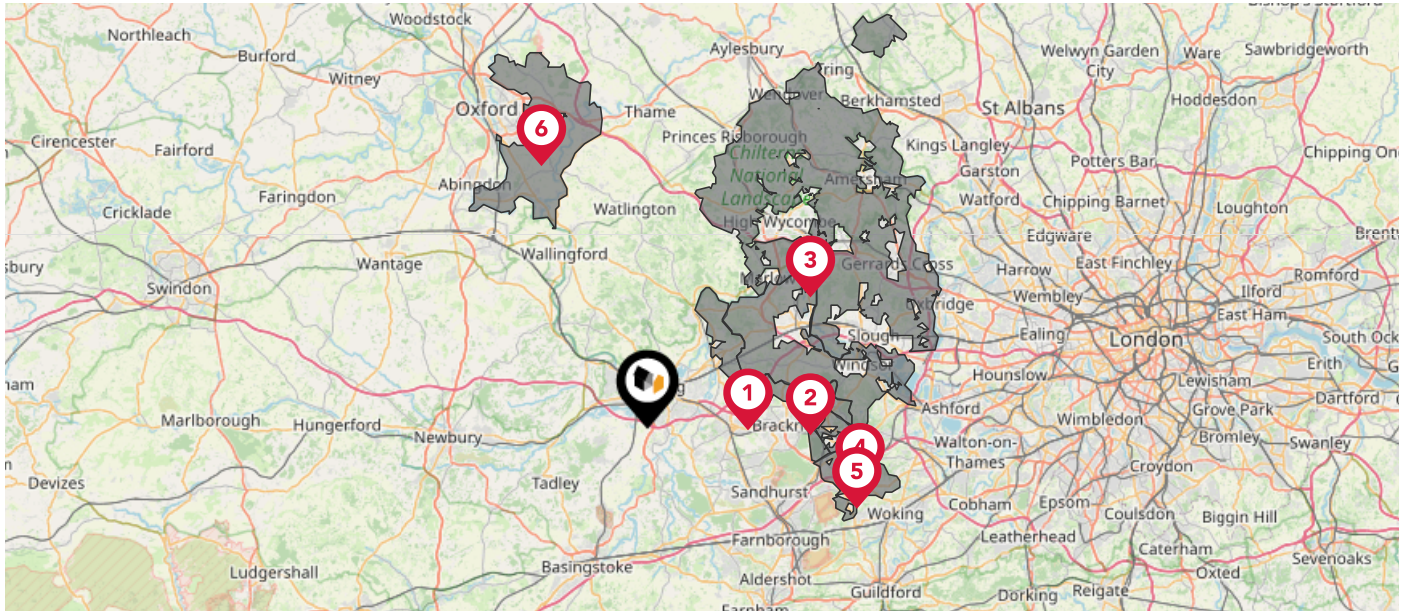


# Maps

## Green Belt



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



### Nearby Green Belt Land

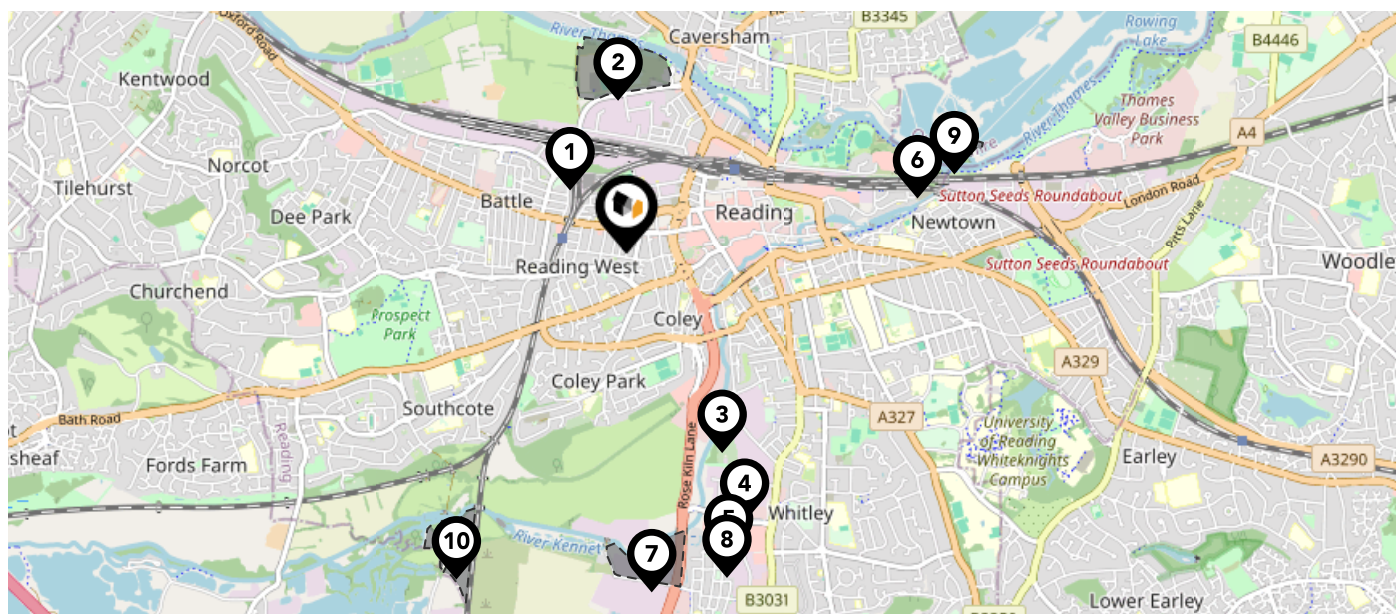
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Buckinghamshire
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath
-  Oxford Green Belt - South Oxfordshire

# 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

|                                                                                     |                                                        |                   |                                                                                       |
|-------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------|
|  | Cow Lane-Reading, Berkshire                            | Historic Landfill |  |
|  | Richfield Avenue-Reading, Berkshire                    | Historic Landfill |  |
|  | Waterloo Meadows-Reading, Berkshire                    | Historic Landfill |  |
|  | Craddock Road-Reading, Berkshire                       | Historic Landfill |  |
|  | Rose Kiln Lane South-Reading, Berkshire                | Historic Landfill |  |
|  | Napier Road-Reading, Berkshire                         | Historic Landfill |  |
|  | Island Road-Reading, Berkshire                         | Historic Landfill |  |
|  | Gillette Warehouse-Reading, Berkshire                  | Historic Landfill |  |
|  | Deans Farm-Redlands Pit, Reading, Caversham, Berkshire | Historic Landfill |  |
|  | Anslow Cottages-Pingewood, Berkshire                   | Historic Landfill |  |

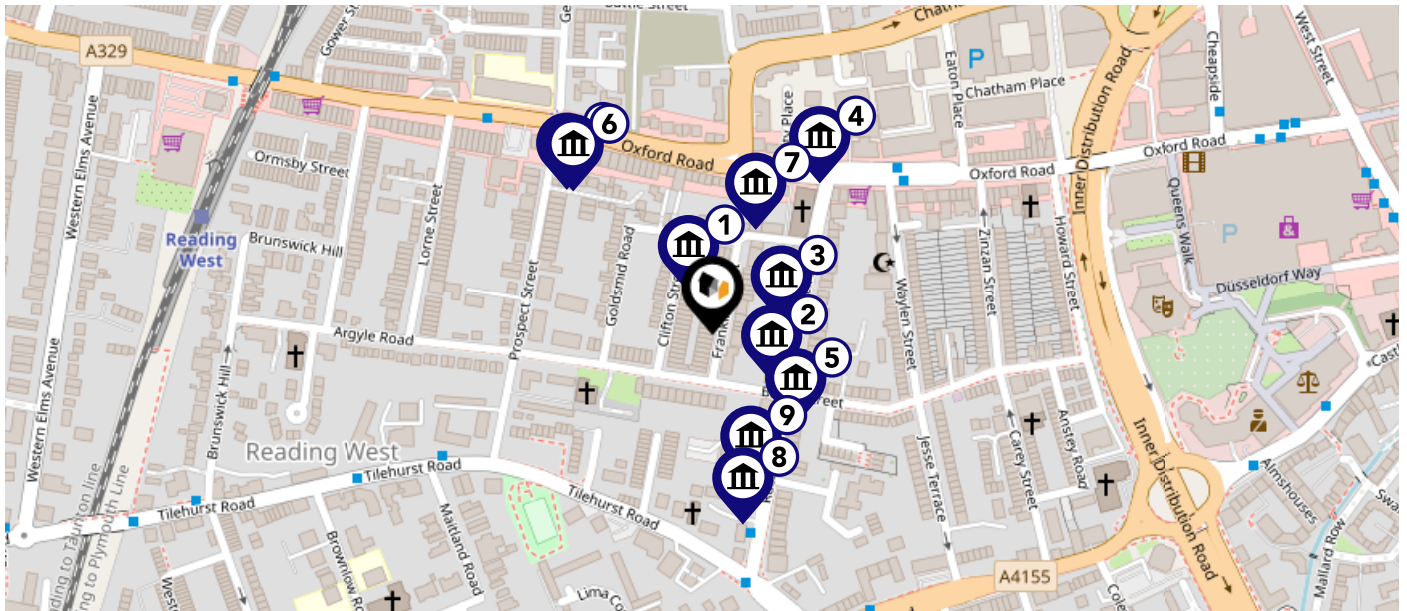


# Maps

## Listed Buildings



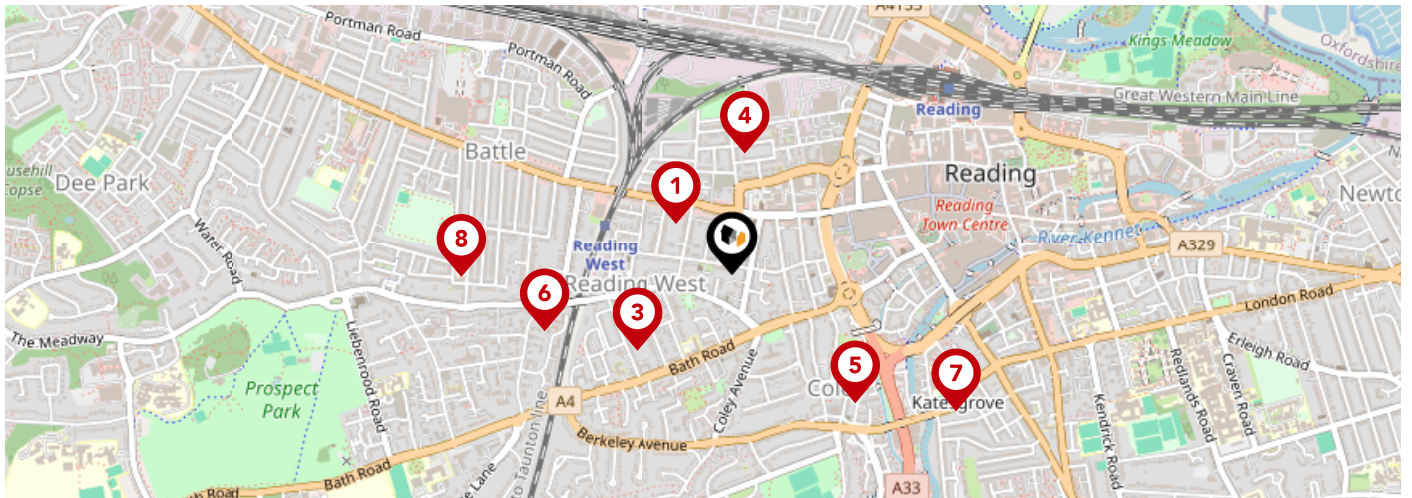
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district                                                                                   | Grade    | Distance  |
|--------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1277762 - Reading Synagogue          | Grade II | 0.0 miles |
|  1113568 - 24-34, Russell Street      | Grade II | 0.0 miles |
|  1321882 - 6-22, Russell Street       | Grade II | 0.0 miles |
|  1113550 - Church Of The Holy Trinity | Grade II | 0.1 miles |
|  1113567 - 41, Russell Street         | Grade II | 0.1 miles |
|  1321911 - 195 And 197, Oxford Road   | Grade II | 0.1 miles |
|  1113546 - 149-169, Oxford Road       | Grade II | 0.1 miles |
|  1113570 - 48 And 50, Russell Street  | Grade II | 0.1 miles |
|  1321883 - 40 And 42, Russell Street  | Grade II | 0.1 miles |
|  1302906 - 199-203, Oxford Road       | Grade II | 0.1 miles |

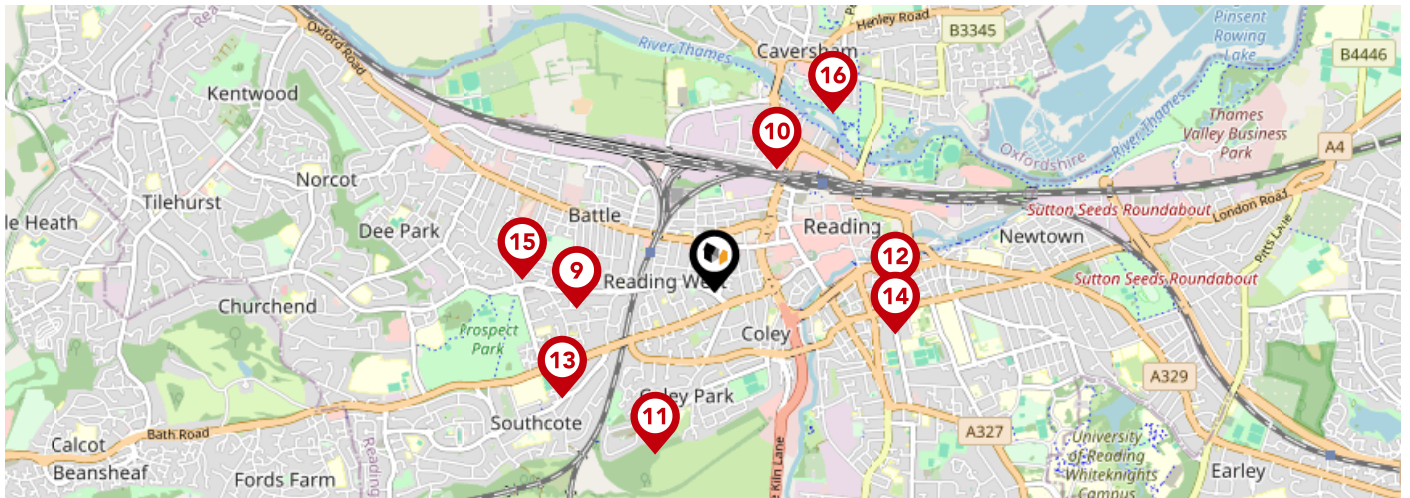


# Area Schools



|          |                                                                                                             | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|----------|-------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Oxford Road Community School</b><br>Ofsted Rating: Good   Pupils: 249   Distance:0.18                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>All Saints Junior School</b><br>Ofsted Rating: Outstanding   Pupils: 96   Distance:0.28                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>All Saints Church of England Aided Infant School</b><br>Ofsted Rating: Good   Pupils: 59   Distance:0.28 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Civitas Academy</b><br>Ofsted Rating: Good   Pupils: 405   Distance:0.28                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Coley Primary School</b><br>Ofsted Rating: Good   Pupils: 254   Distance:0.41                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>St Edward's Prep</b><br>Ofsted Rating: Not Rated   Pupils: 121   Distance:0.45                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Katesgrove Primary School</b><br>Ofsted Rating: Good   Pupils: 692   Distance:0.61                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Battle Primary Academy</b><br>Ofsted Rating: Good   Pupils: 458   Distance:0.63                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools

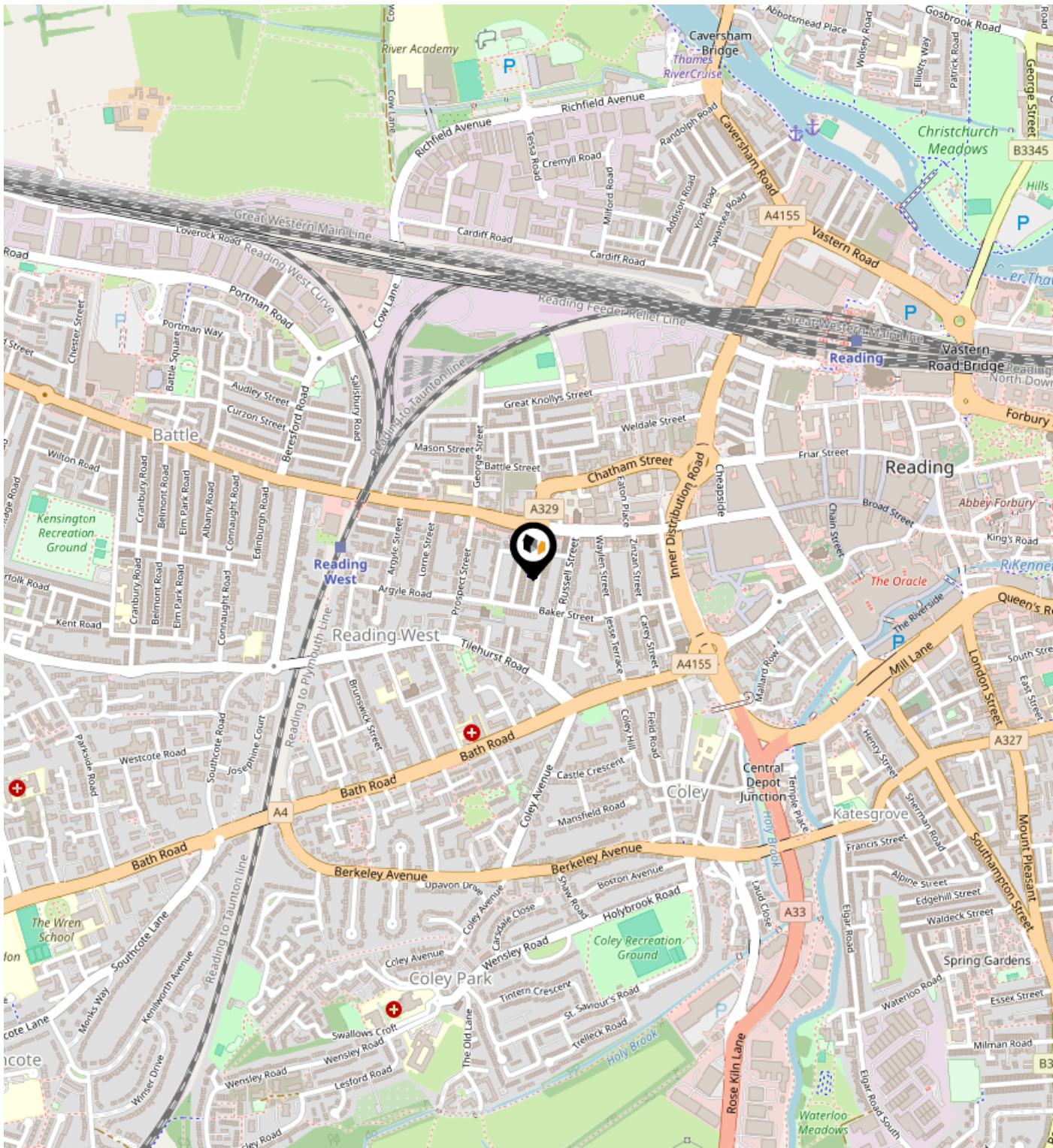


|                                                                                     |                                                                                                                                       | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>Cranbury College</b><br>Ofsted Rating: Good   Pupils: 54   Distance:0.64                                                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>E P Collier Primary School</b><br>Ofsted Rating: Good   Pupils: 405   Distance:0.64                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Mary &amp; All Saints Church of England Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 336   Distance:0.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Deenway Montessori School</b><br>Ofsted Rating: Requires improvement   Pupils: 58   Distance:0.84                              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The WREN School</b><br>Ofsted Rating: Requires improvement   Pupils: 1003   Distance:0.85                                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Kendrick School</b><br>Ofsted Rating: Outstanding   Pupils: 903   Distance:0.86                                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Wilson Primary School</b><br>Ofsted Rating: Good   Pupils: 454   Distance:0.88                                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Thameside Primary School</b><br>Ofsted Rating: Good   Pupils: 374   Distance:0.99                                                  | <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



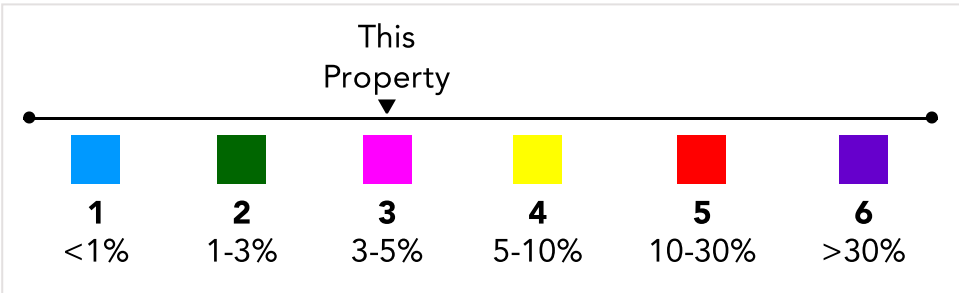
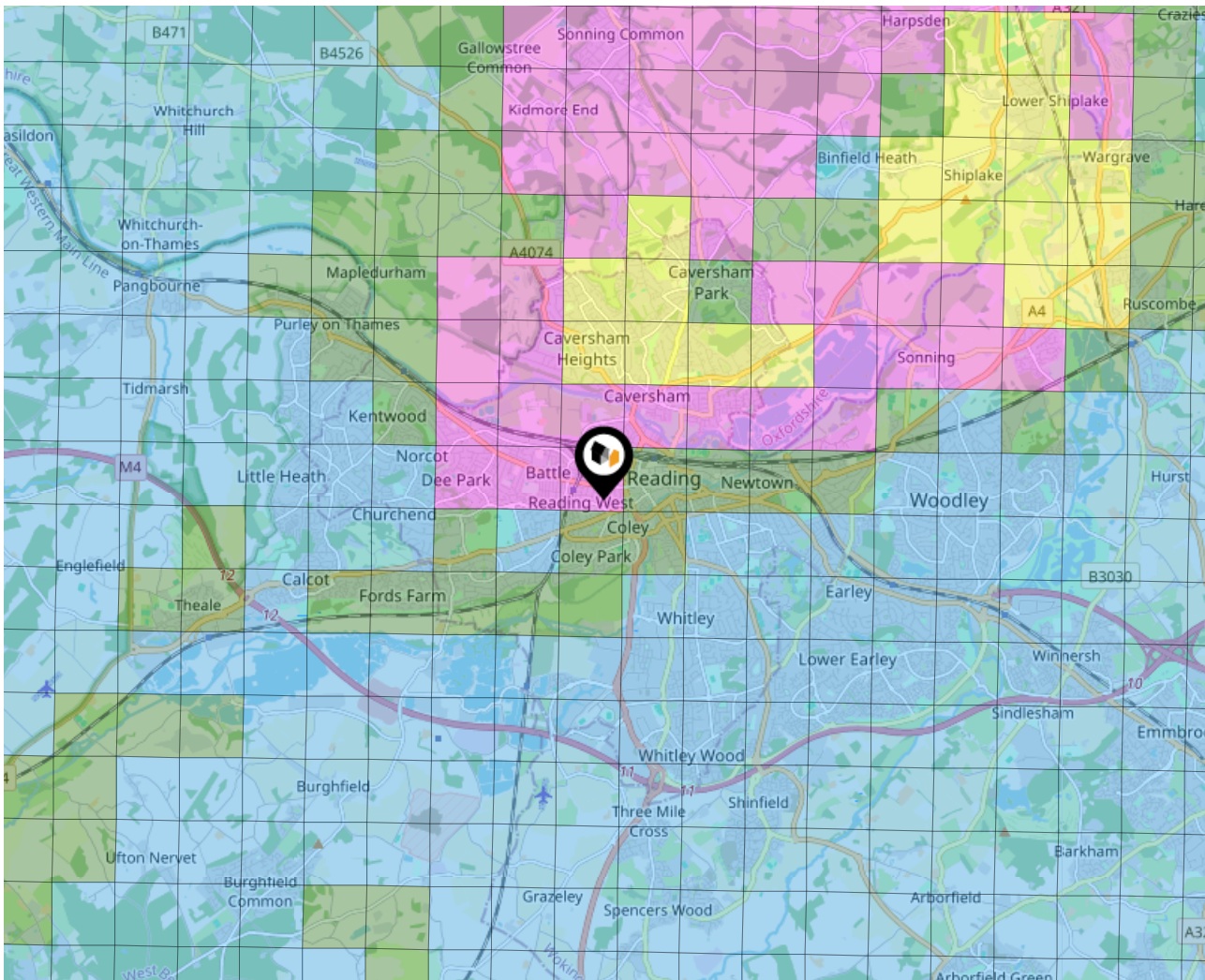
# Environment

## Radon Gas



### What is Radon?

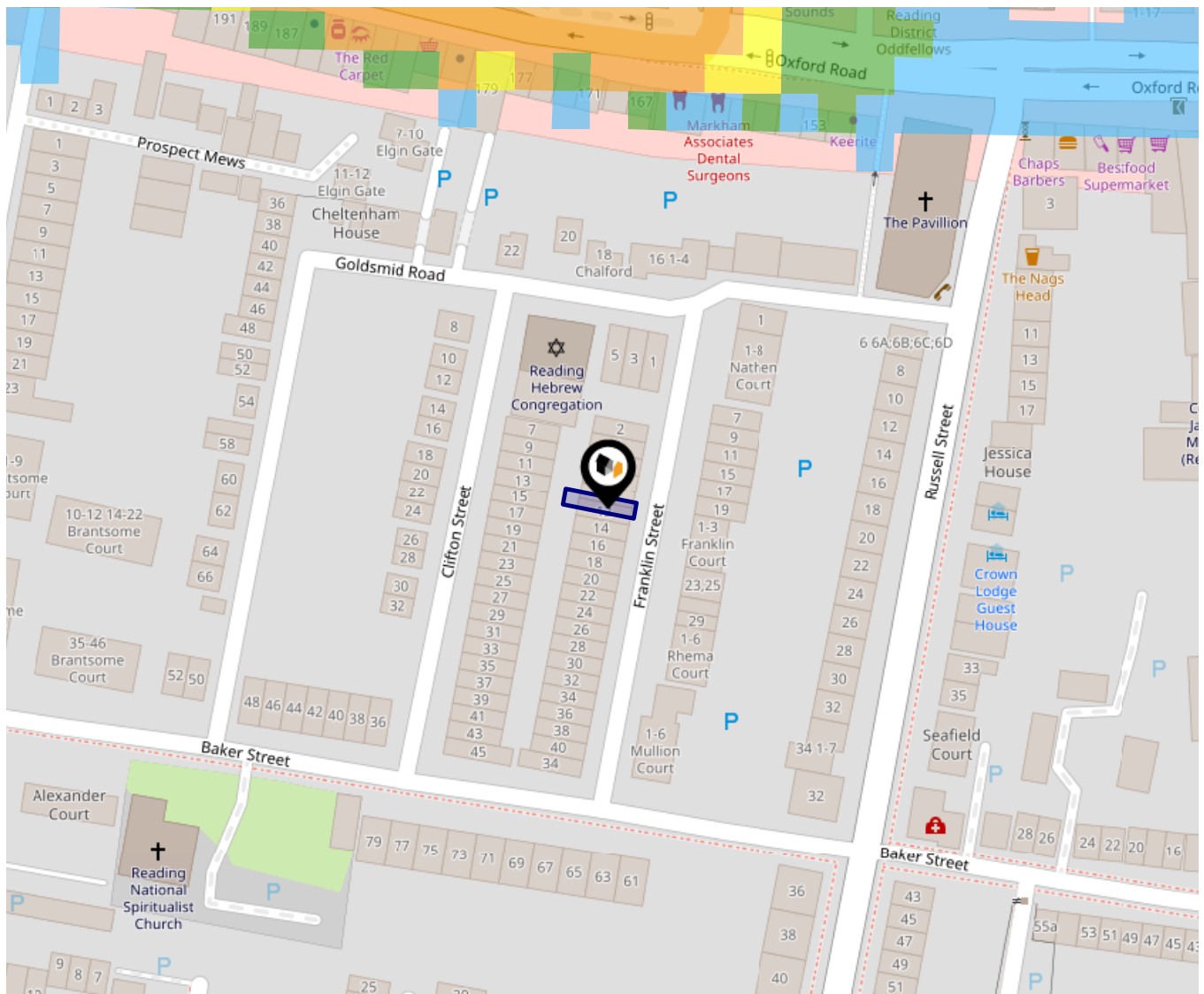
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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

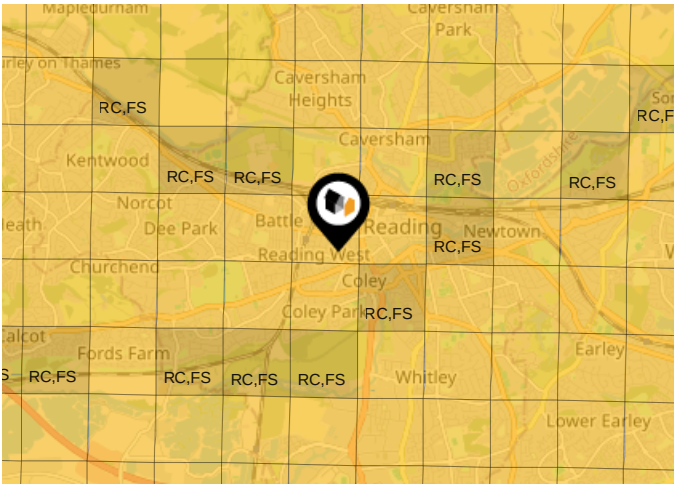
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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> | SAND TO SANDY LOAM |
| <b>Parent Material Grain:</b> | ARENACEOUS -<br>RUDACEOUS        | <b>Soil Depth:</b>   | DEEP               |
| <b>Soil Group:</b>            | LIGHT(SANDY) TO<br>MEDIUM(SANDY) |                      |                    |

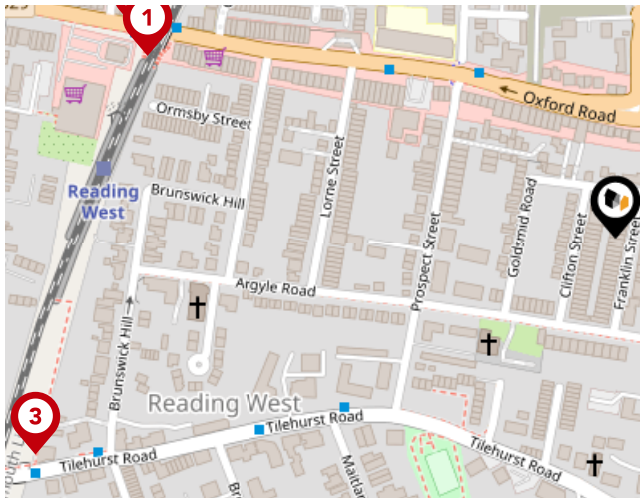


### Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <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                   |

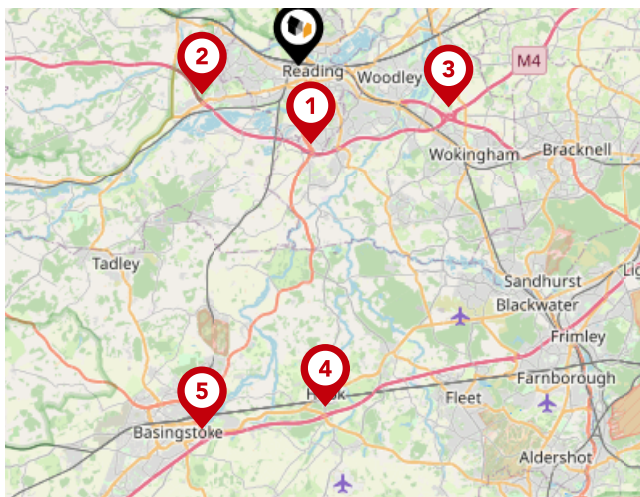
# Area

## Transport (National)



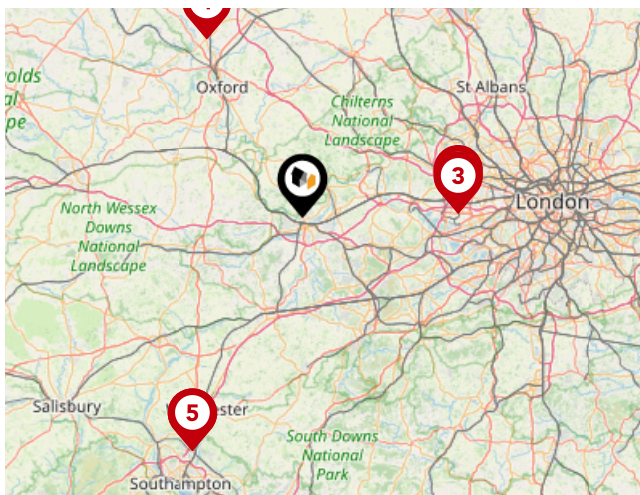
### National Rail Stations

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
| 1   | Reading West Rail Station | 0.29 miles |
| 2   | Reading West Rail Station | 0.3 miles  |
| 3   | Reading West Rail Station | 0.36 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M4 J11 | 2.92 miles  |
| 2   | M4 J12 | 3.66 miles  |
| 3   | M4 J10 | 5.79 miles  |
| 4   | M3 J5  | 12.68 miles |
| 5   | M3 J6  | 13.91 miles |



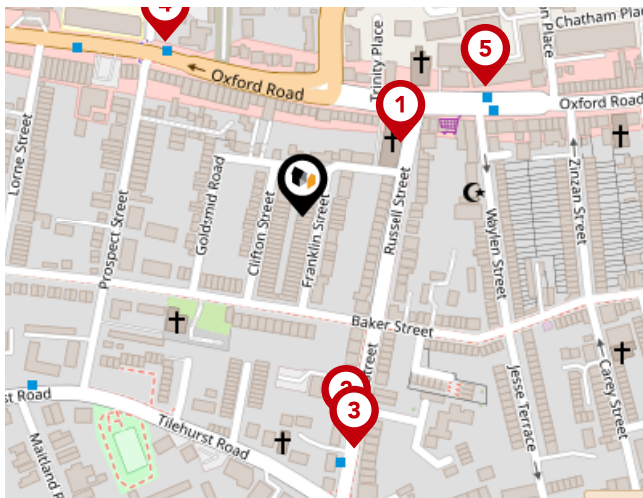
### Airports/Helipads

| Pin | Name                        | Distance    |
|-----|-----------------------------|-------------|
| 1   | Kidlington                  | 29.76 miles |
| 2   | Heathrow Airport            | 22.92 miles |
| 3   | Heathrow Airport Terminal 4 | 23.11 miles |
| 4   | North Stoneham              | 38.47 miles |
| 5   | Southampton Airport         | 38.47 miles |



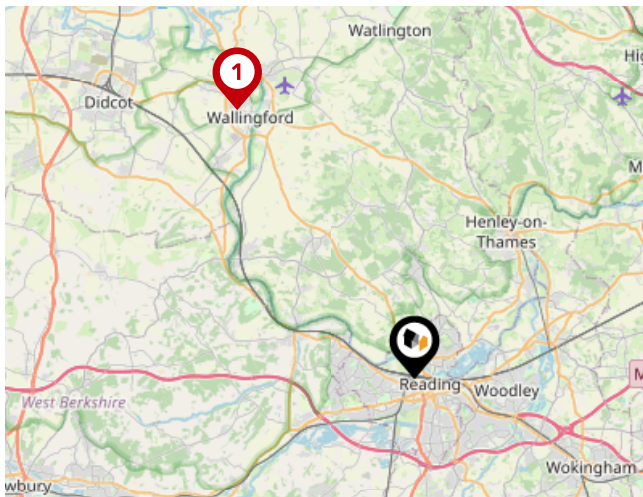
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name           | Distance   |
|-----|----------------|------------|
| 1   | Nags Head      | 0.07 miles |
| 2   | Russell Street | 0.12 miles |
| 3   | Russell Street | 0.14 miles |
| 4   | George Street  | 0.13 miles |
| 5   | Waylen Street  | 0.13 miles |



### Local Connections

| Pin | Name                                        | Distance   |
|-----|---------------------------------------------|------------|
| 1   | Wallingford (Cholsey & Wallingford Railway) | 11.9 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

## 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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