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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th August 2025



CUMBERLAND ROAD, READING, RG1

Avocado Property

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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	785 ft ² / 73 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,934		
Title Number:	BK261839		

Local Area

Local Authority:	Reading	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	14	80	1800
• Surface Water	Low	mb/s	mb/s	mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Property

EPC - Certificate



Cumberland Road, RG1		Energy rating	
		E	
Valid until 18.09.2026			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

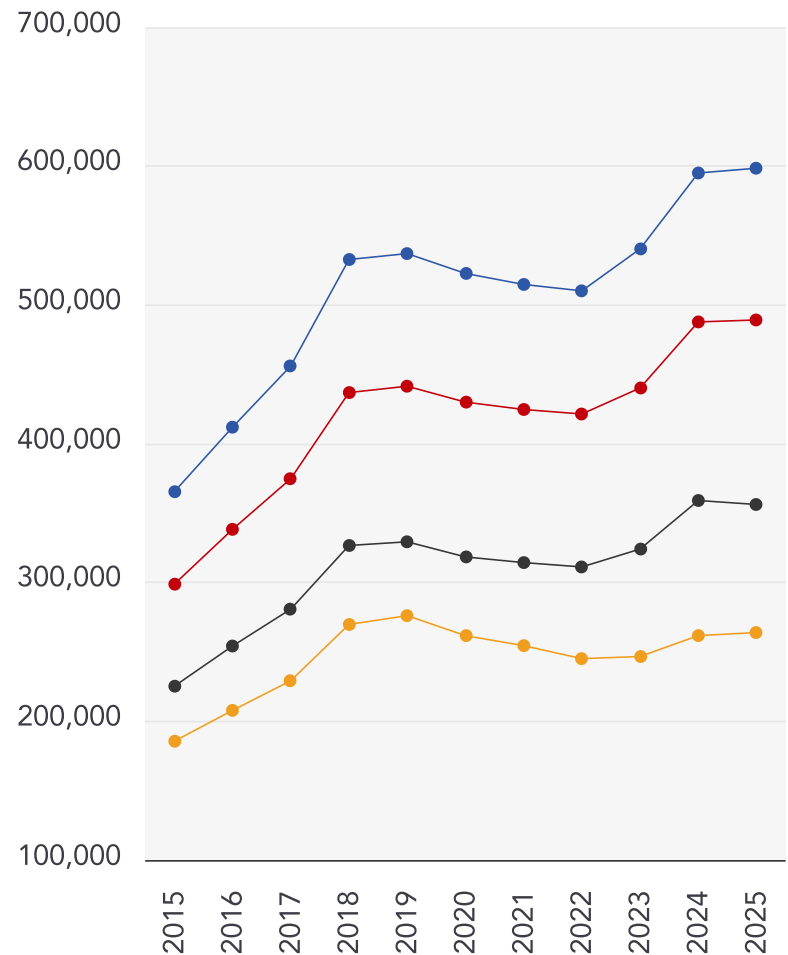
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 89% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	73 m ²

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

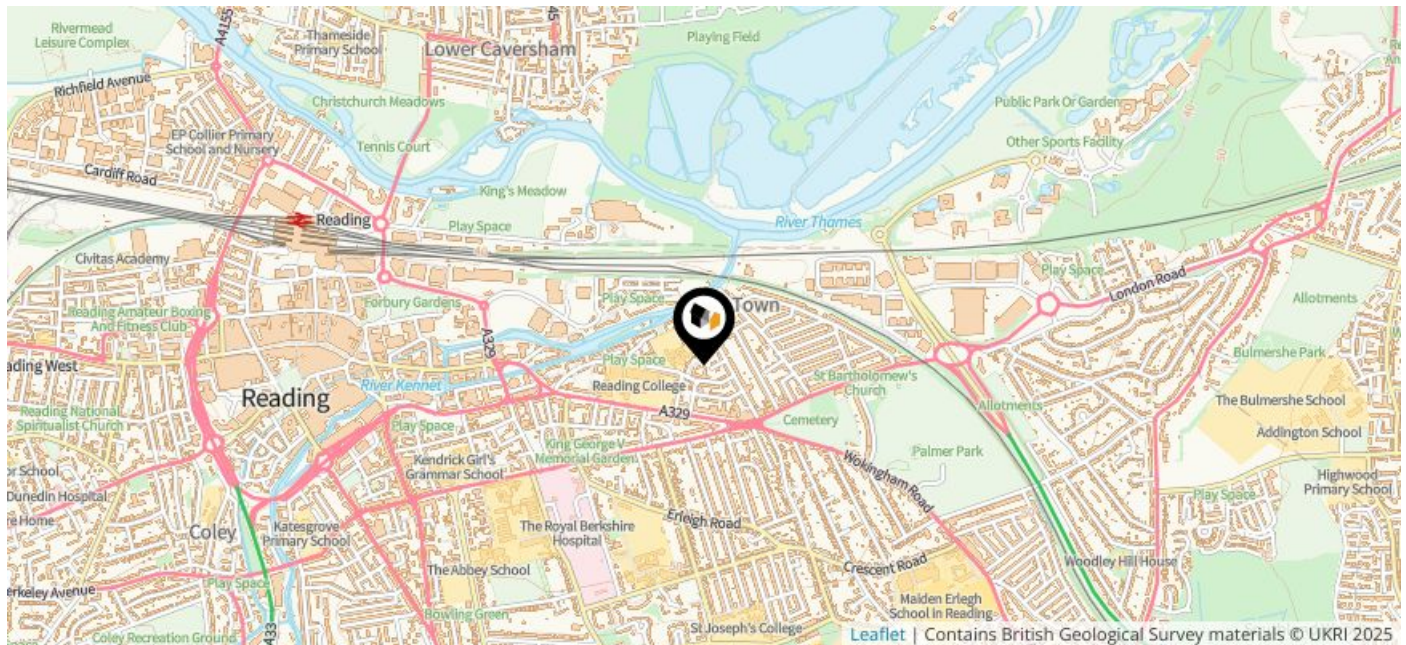
+42.18%

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.

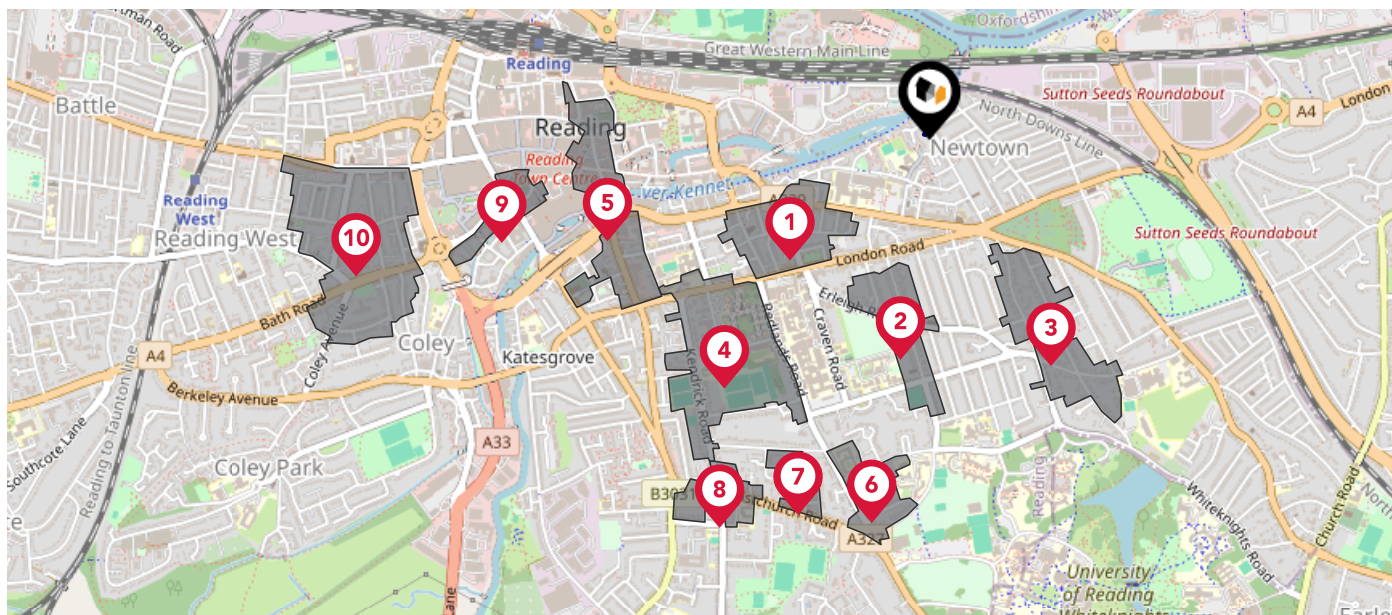
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

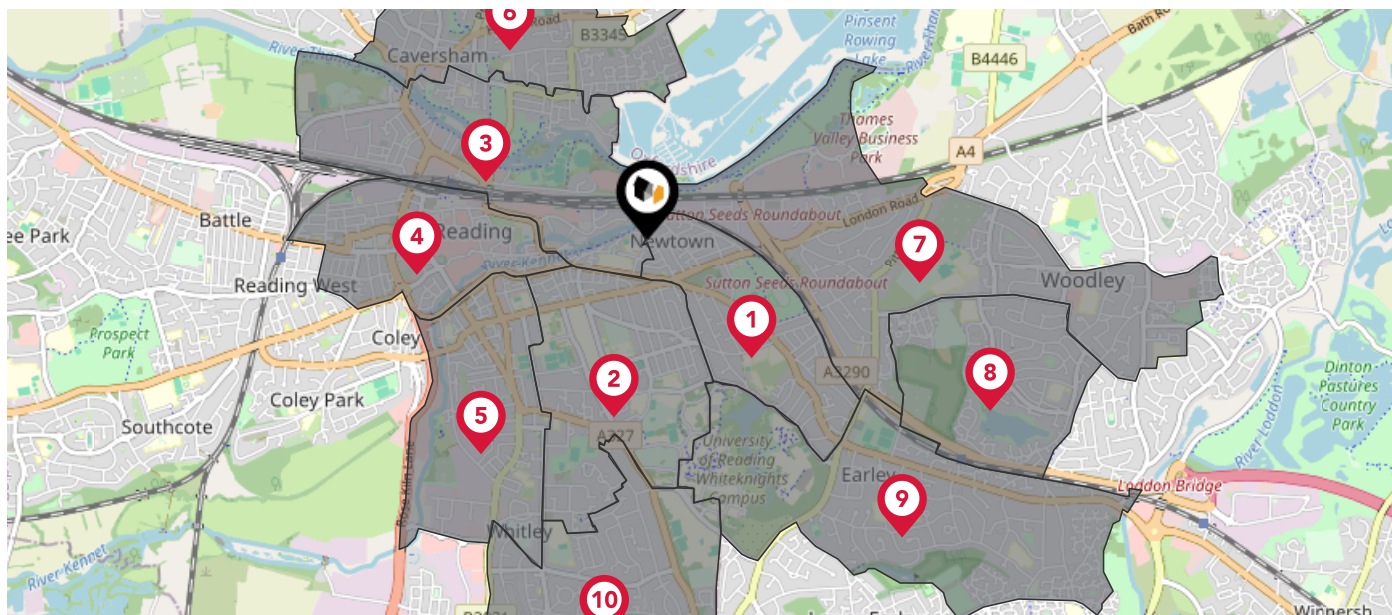
- 1 Eldon Square
- 2 Alexandra Road
- 3 South Park
- 4 Kendrick Road
- 5 Market Place and London Street
- 6 Redlands
- 7 The Mount
- 8 Christchurch
- 9 St Mary's Butts and Castle Street
- 10 Russell Street and Castle Hill

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



Park Ward



Redlands Ward



Thames Ward



Abbey Ward



Katesgrove Ward



Caversham Ward



Bulmershe and Whitegates Ward



South Lake Ward



Maiden Erlegh Ward



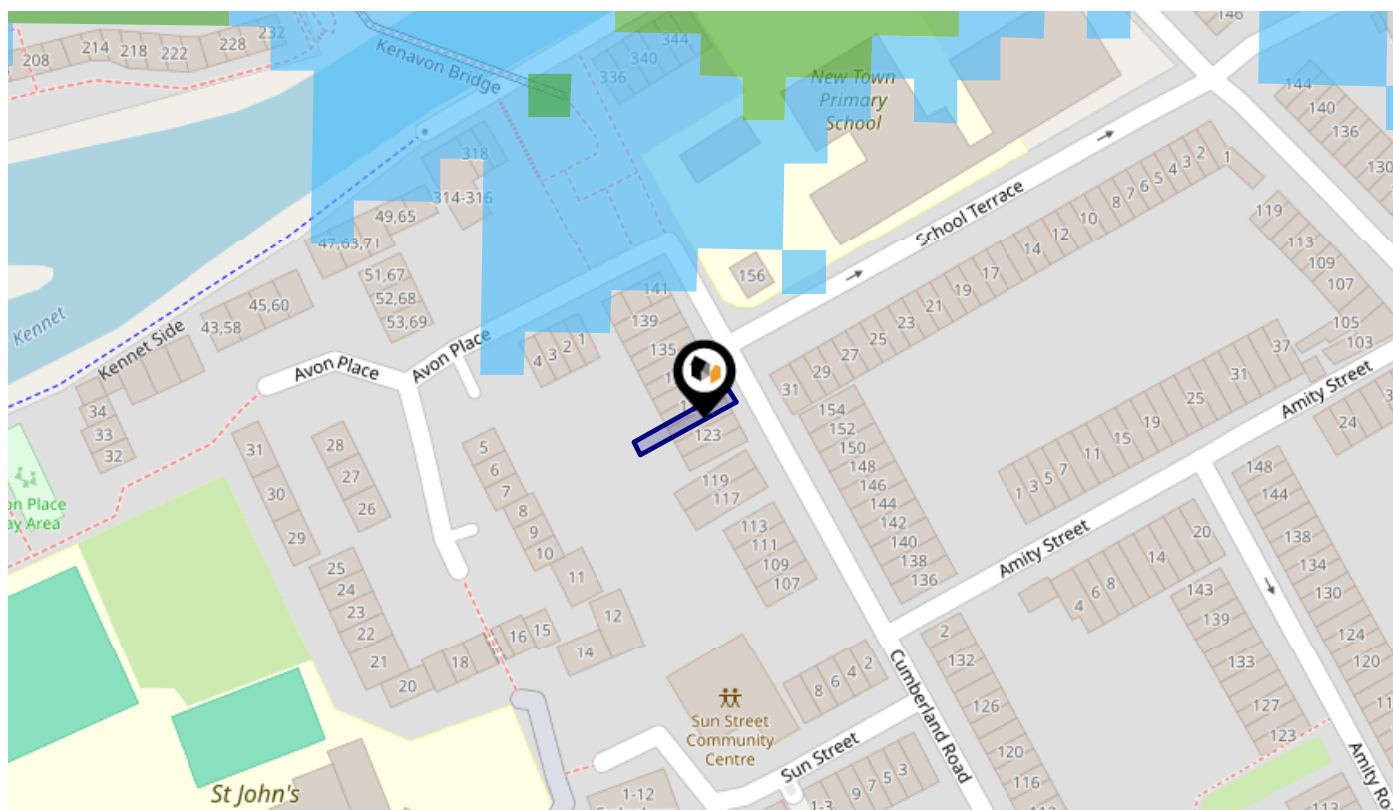
Church Ward

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:

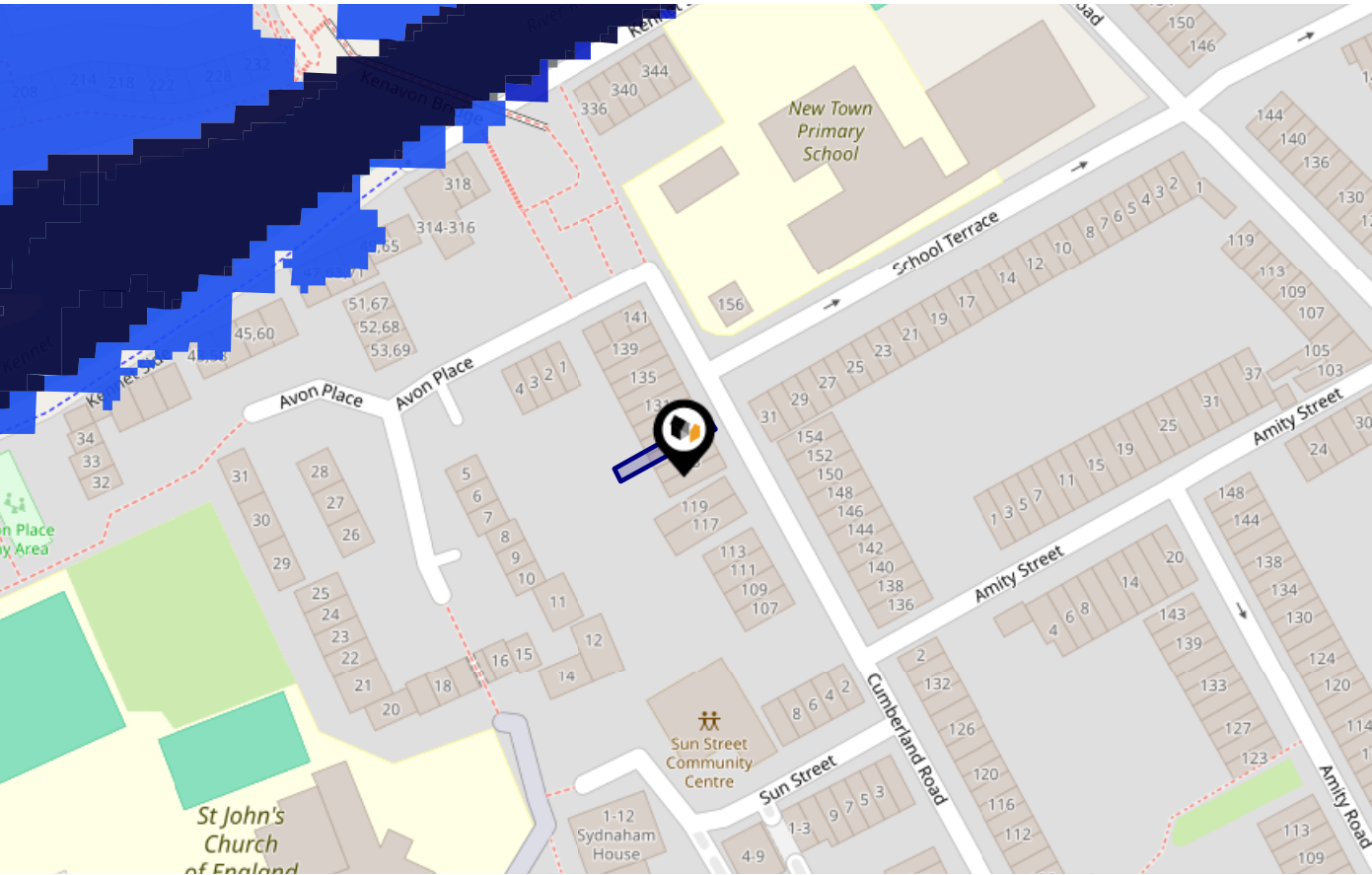
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

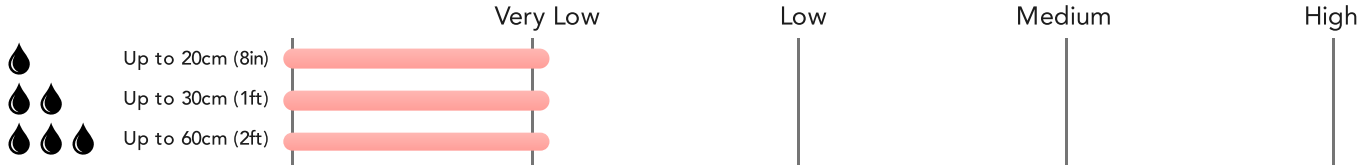


Risk Rating: Very low

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:

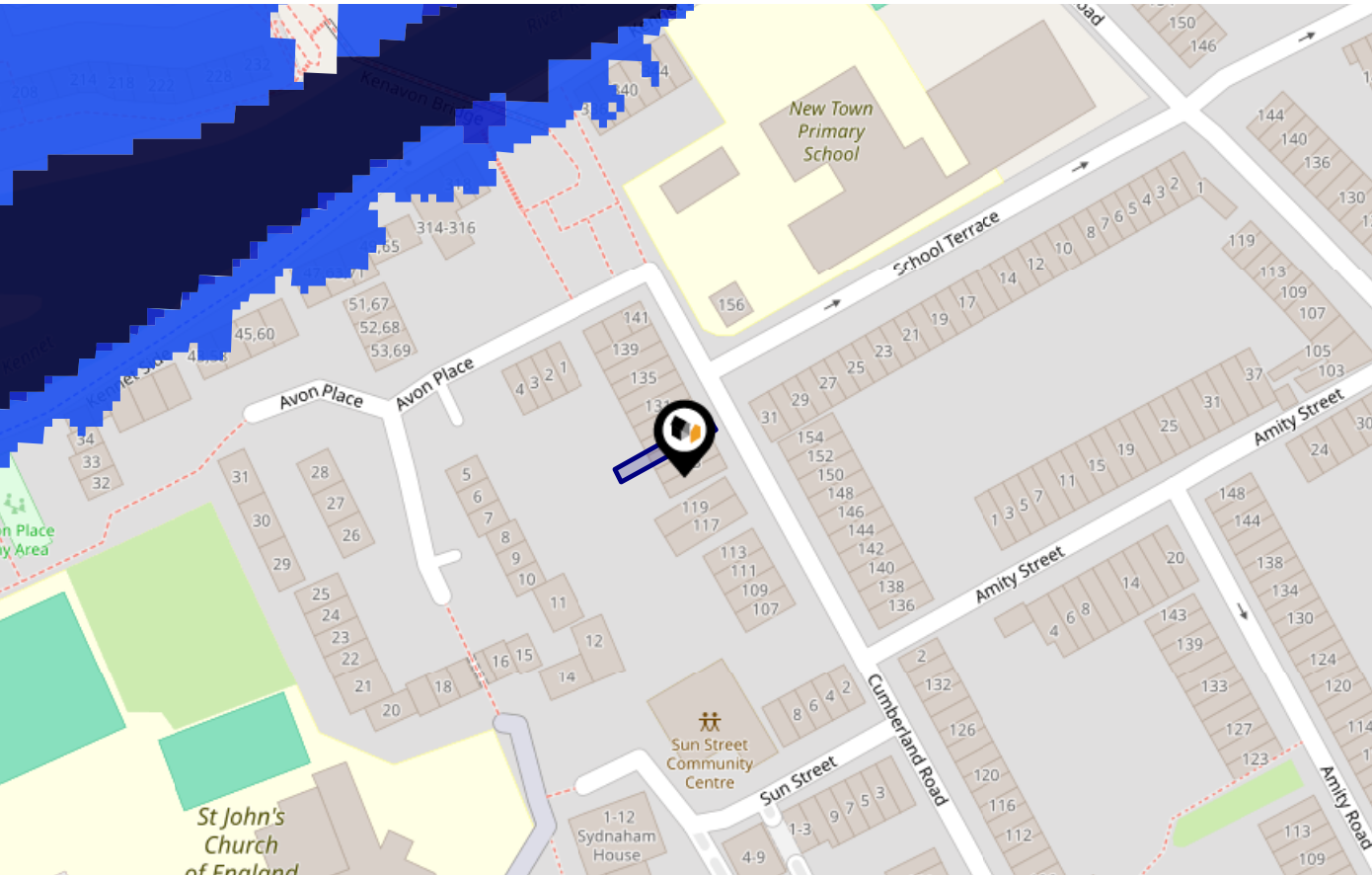


Flood Risk

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.

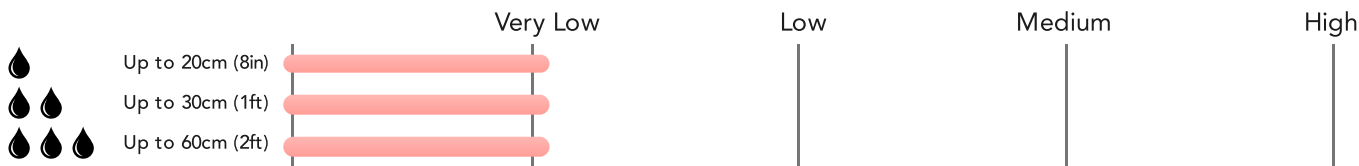


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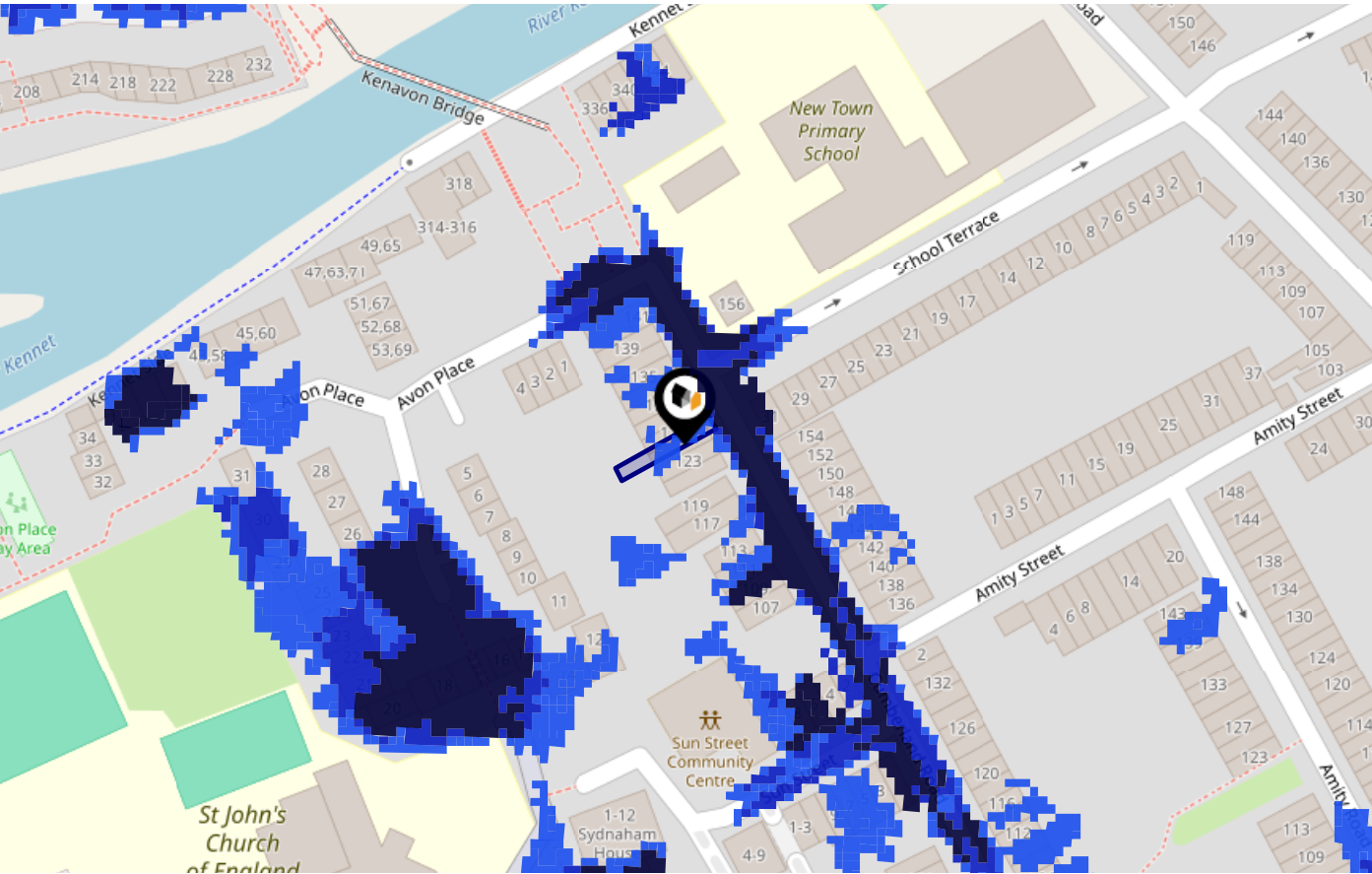


Flood Risk

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.

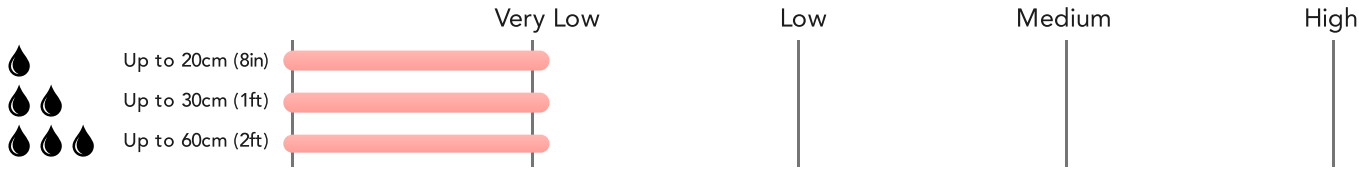


Risk Rating: Low

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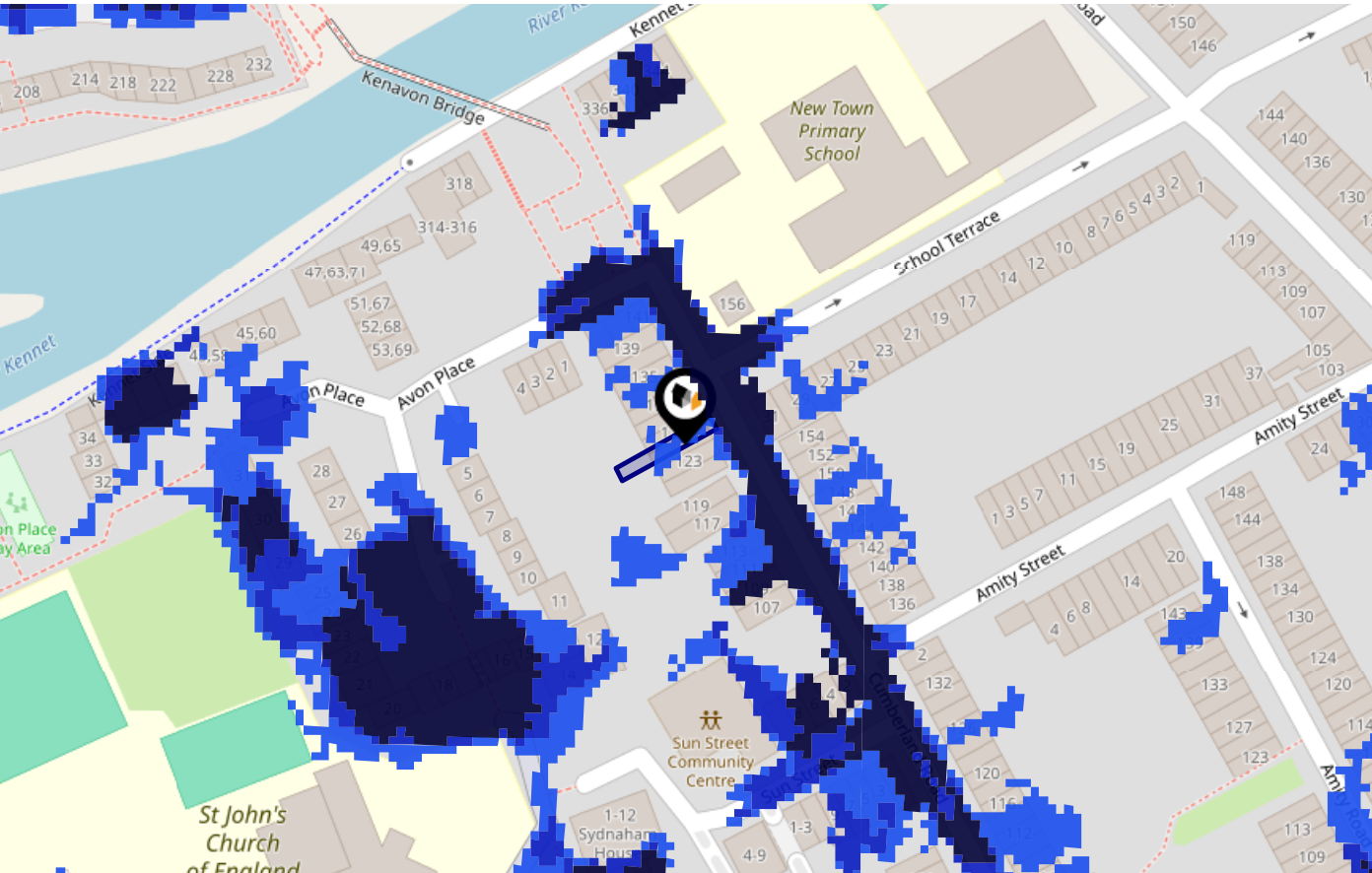


Flood Risk

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.

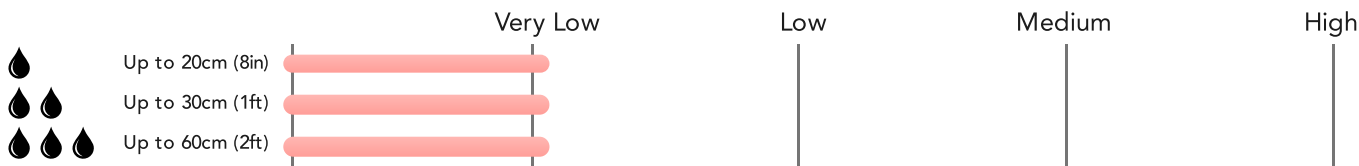


Risk Rating: Low

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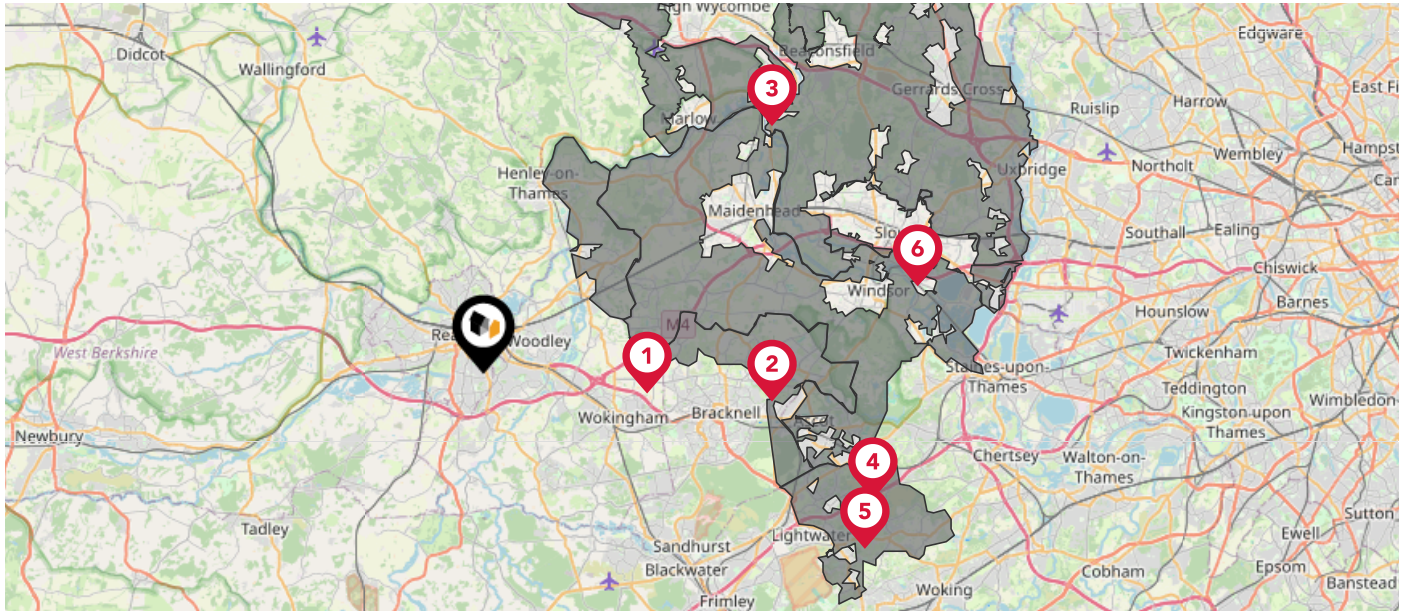


Maps

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
-  London Green Belt - Slough

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

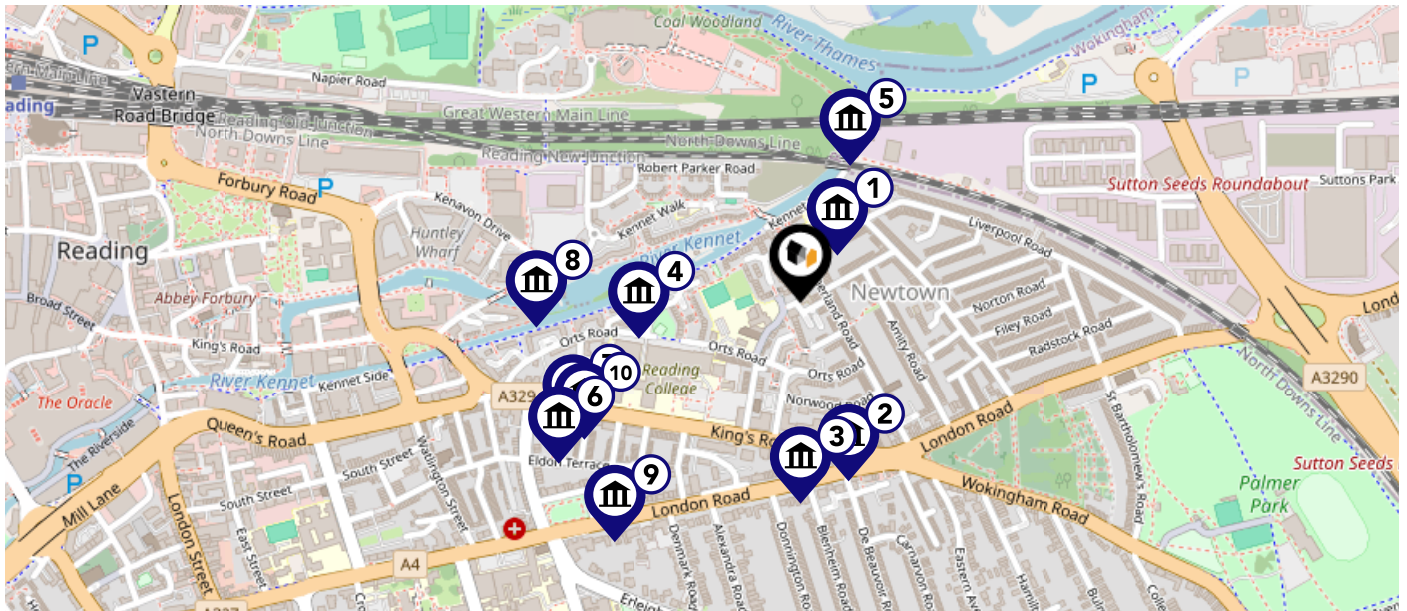
1	Napier Road-Reading, Berkshire	Historic Landfill	
2	Deans Farm-Redlands Pit, Reading, Caversham, Berkshire	Historic Landfill	
3	Thames Valley Park-Reading, Berkshire	Historic Landfill	
4	Thames Valley Park-Reading, Berkshire	Historic Landfill	
5	Thames Valley Park-Reading, Berkshire	Historic Landfill	
6	Thames Valley Park-Reading, Berkshire	Historic Landfill	
7	Thames Valley Park-Reading, Berkshire	Historic Landfill	
8	Thames Valley Park-Reading, Berkshire	Historic Landfill	
9	Power Station-Earley, Buckinghamshire	Historic Landfill	
10	Central Electricity Generating Board-Reading, Berkshire	Historic Landfill	

Maps

Listed Buildings

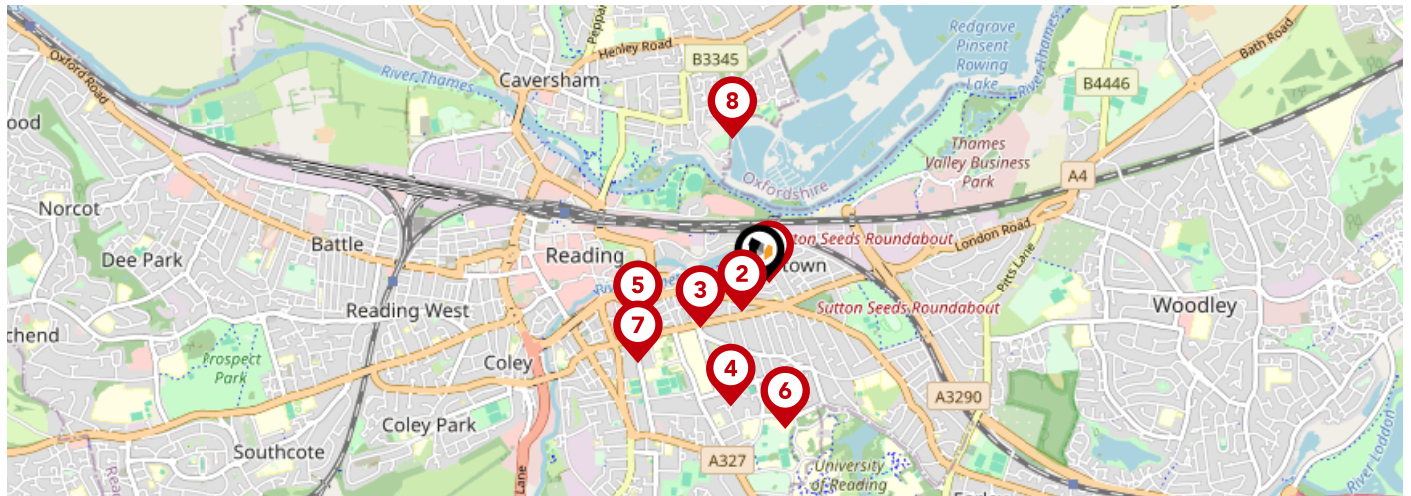


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



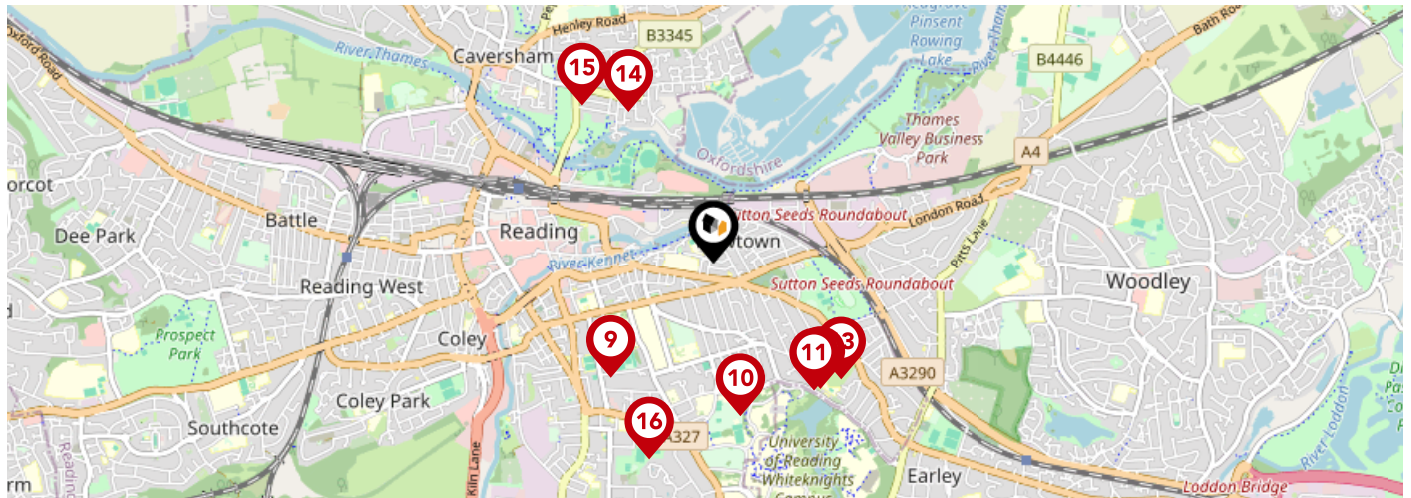
Listed Buildings in the local district		Grade	Distance
	1156962 - Newton School	Grade II	0.1 miles
	1155966 - Wycliffe Baptist Church	Grade II	0.2 miles
	1113509 - Gladstone Club	Grade II	0.2 miles
	1113496 - Fisherman's Cottage Inn	Grade II	0.2 miles
	1113621 - Railway Bridge And Attached Accommodation Bridge Over River Kennet At Su 7306 7381	Grade II	0.2 miles
	1113502 - 220 And 222, Kings Road	Grade II	0.3 miles
	1113499 - 185, Kings Road	Grade II	0.3 miles
	1248683 - The Engine House	Grade II	0.3 miles
	1321926 - 81, London Road	Grade II	0.3 miles
	1321921 - 187 And 189, Kings Road	Grade II	0.3 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	New Town Primary School Ofsted Rating: Good Pupils: 423 Distance:0.05	☐	☒	☐	☐	☐
2	St John's Church of England Primary School Ofsted Rating: Good Pupils: 453 Distance:0.13	☐	☒	☐	☐	☐
3	Red Balloon Learner Centre Reading Ofsted Rating: Not Rated Pupils: 23 Distance:0.33	☐	☐	☒	☐	☐
4	Reading School Ofsted Rating: Outstanding Pupils: 1138 Distance:0.56	☐	☐	☒	☐	☐
5	The Deenway Montessori School Ofsted Rating: Requires improvement Pupils: 58 Distance:0.58	☐	☐	☒	☐	☐
6	Redlands Primary School Ofsted Rating: Requires improvement Pupils: 213 Distance:0.66	☐	☒	☐	☐	☐
7	Kendrick School Ofsted Rating: Outstanding Pupils: 903 Distance:0.66	☐	☐	☒	☐	☐
8	Caversham Nursery School Ofsted Rating: Outstanding Pupils: 58 Distance:0.7	☒	☐	☐	☐	☐

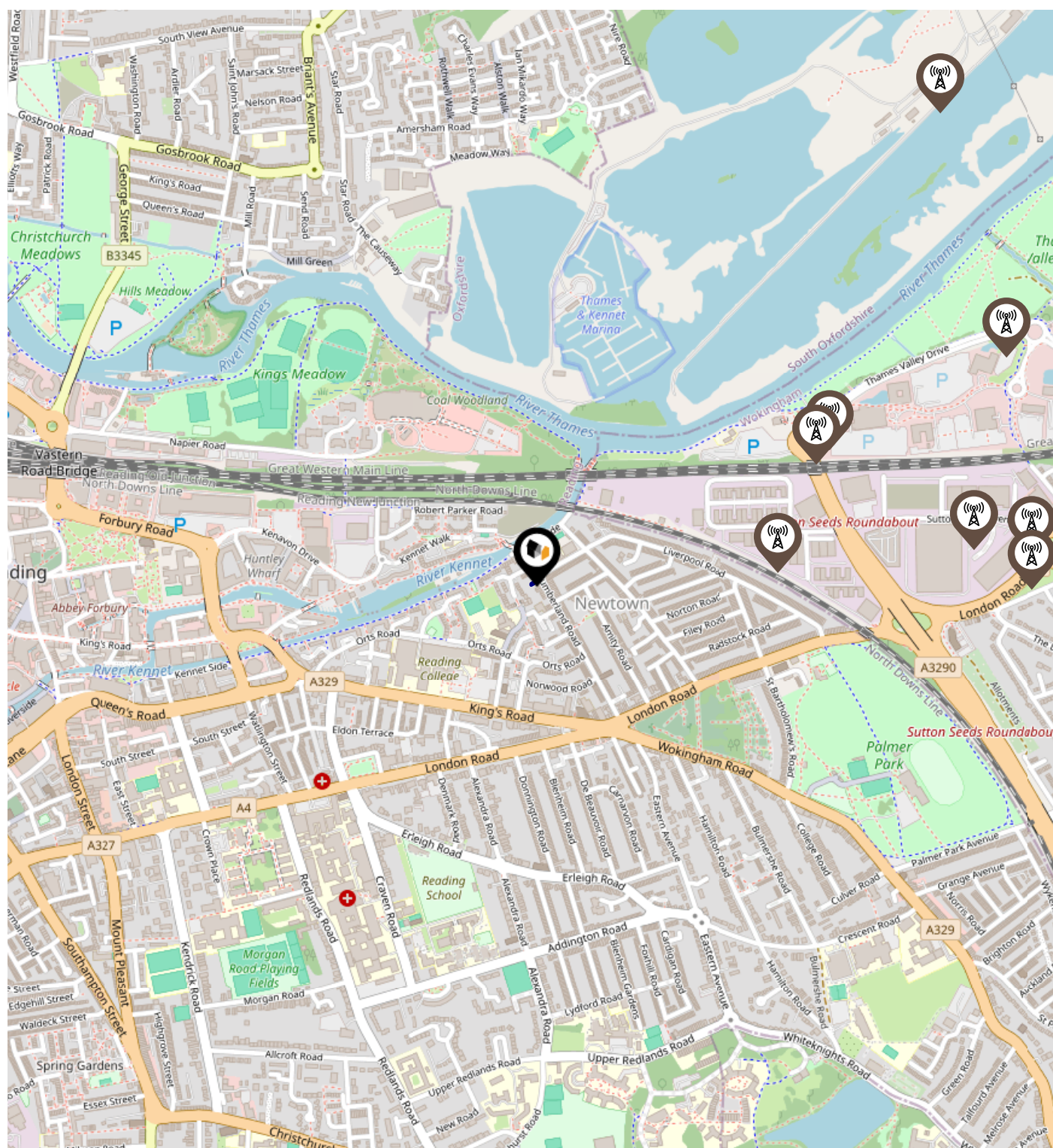
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Abbey School Reading Ofsted Rating: Not Rated Pupils: 993 Distance:0.71	☐	☐	☒	☐	☐
	St Joseph's College Ofsted Rating: Not Rated Pupils: 579 Distance:0.71	☐	☐	☒	☐	☐
	Maiden Erlegh School in Reading Ofsted Rating: Good Pupils: 888 Distance:0.75	☐	☐	☒	☐	☐
	UTC Reading Ofsted Rating: Serious Weaknesses Pupils: 395 Distance:0.76	☐	☐	☒	☐	☐
	Alfred Sutton Primary School Ofsted Rating: Good Pupils: 683 Distance:0.8	☐	☒	☐	☐	☐
	New Bridge Nursery School Ofsted Rating: Outstanding Pupils: 68 Distance:0.81	☒	☐	☐	☐	☐
	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 178 Distance:0.95	☐	☒	☐	☐	☐
	Hamilton School Ofsted Rating: Good Pupils: 60 Distance:0.95	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

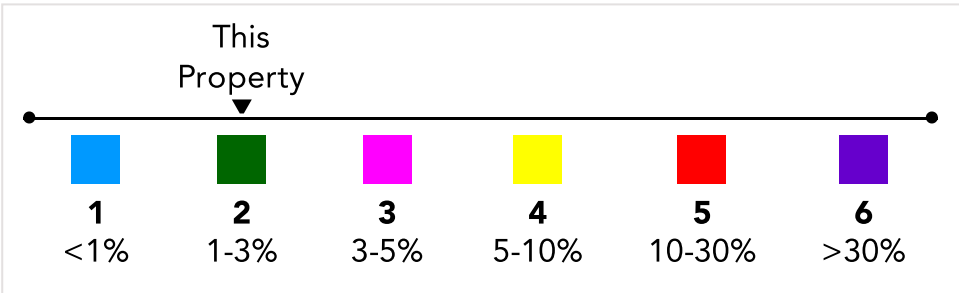
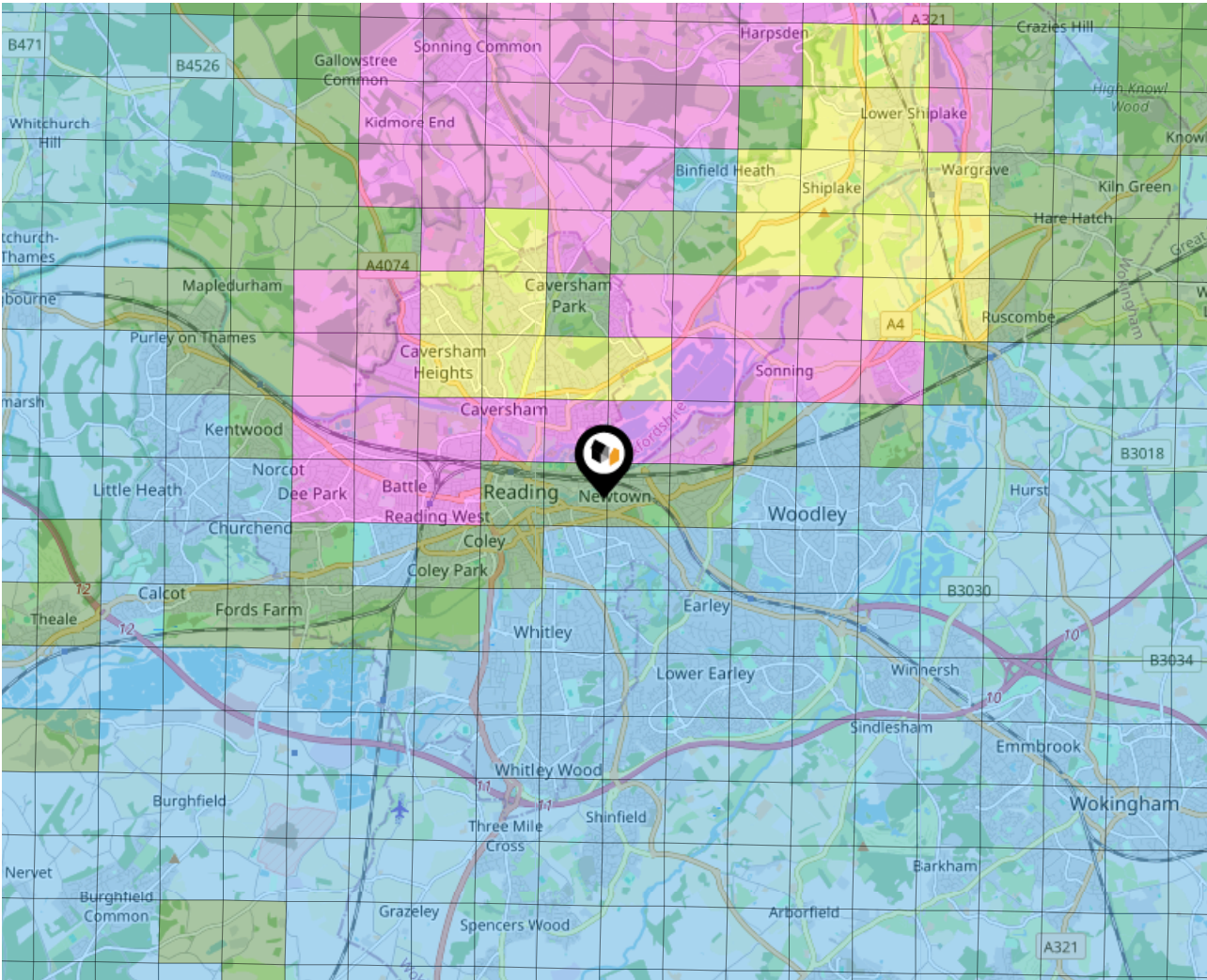
Environment

Radon Gas



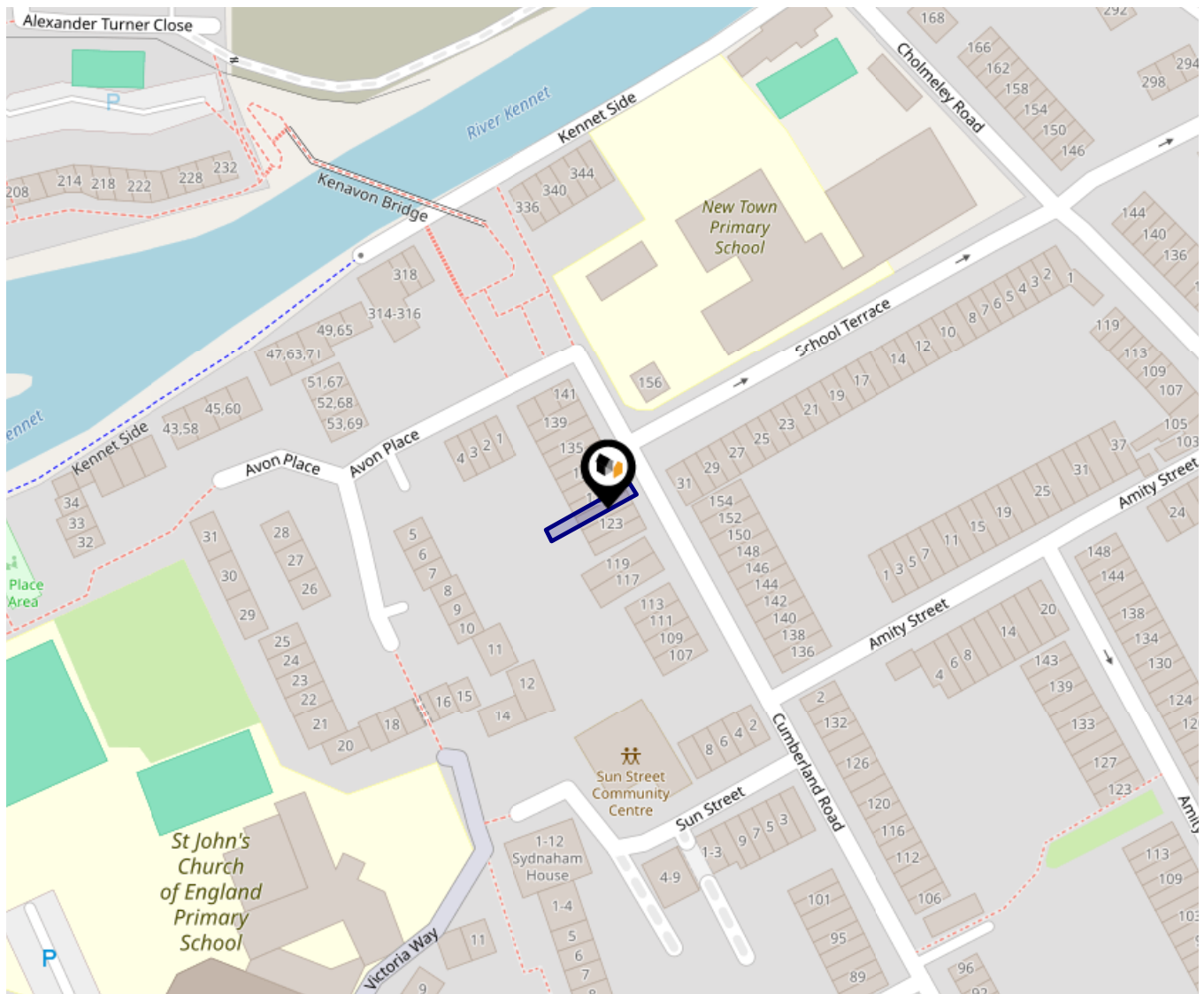
What is Radon?

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/m³).



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.

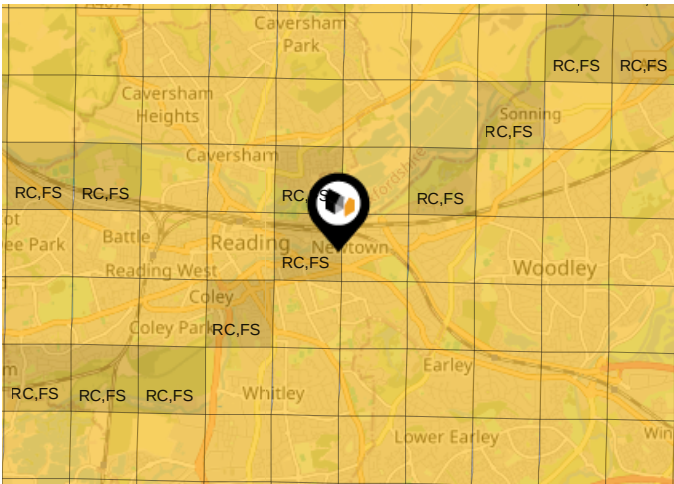
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

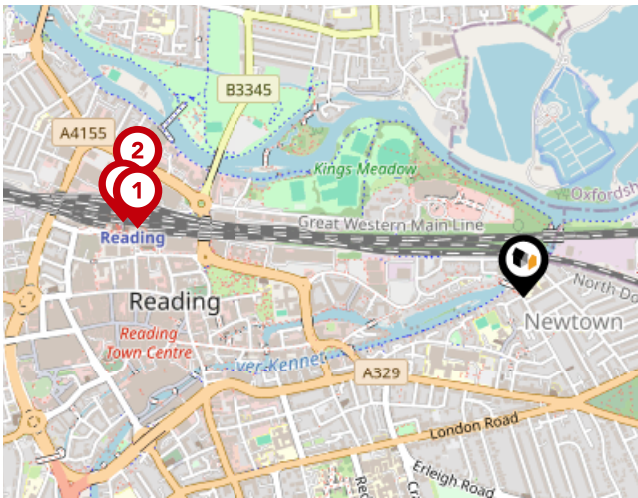


Primary Classifications (Most Common Clay Types)

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

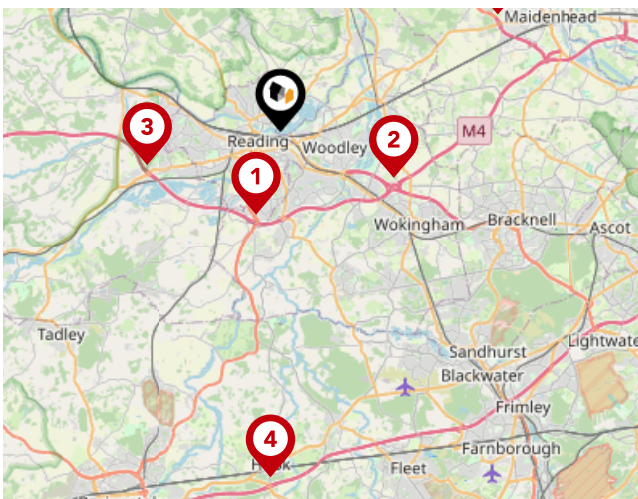
Area

Transport (National)



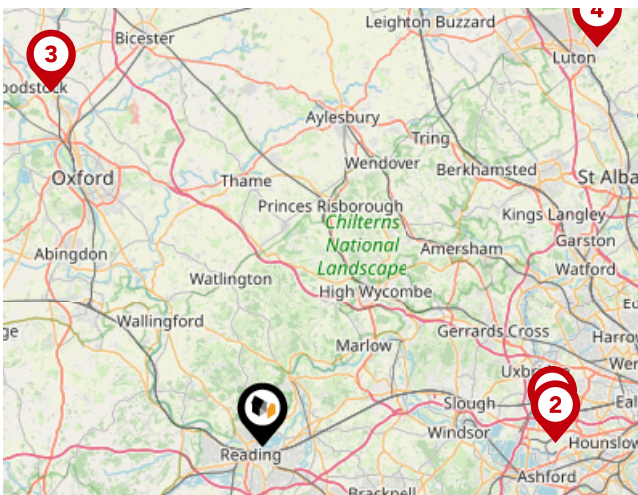
National Rail Stations

Pin	Name	Distance
	Reading Rail Station	0.91 miles
	Reading Rail Station	0.93 miles
	Reading Rail Station	0.94 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J11	3.16 miles
	M4 J10	4.52 miles
	M4 J12	5.06 miles
	M3 J5	12.8 miles
	A404(M) J9	9.14 miles



Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	21.52 miles
	Heathrow Airport Terminal 4	21.7 miles
	Kidlington	30.31 miles
	Luton Airport	38.27 miles

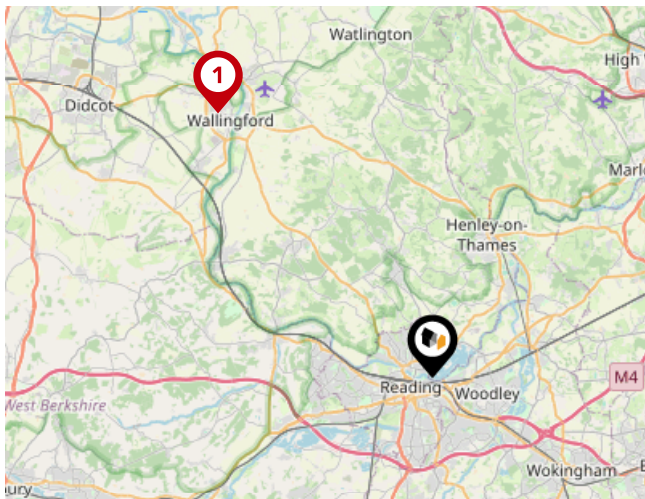
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cemetery Junction	0.22 miles
2	Cemetery Junction	0.22 miles
3	Cemetery Junction	0.22 miles
4	Reading College	0.21 miles
5	Kenavon Drive	0.24 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	12.6 miles

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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