

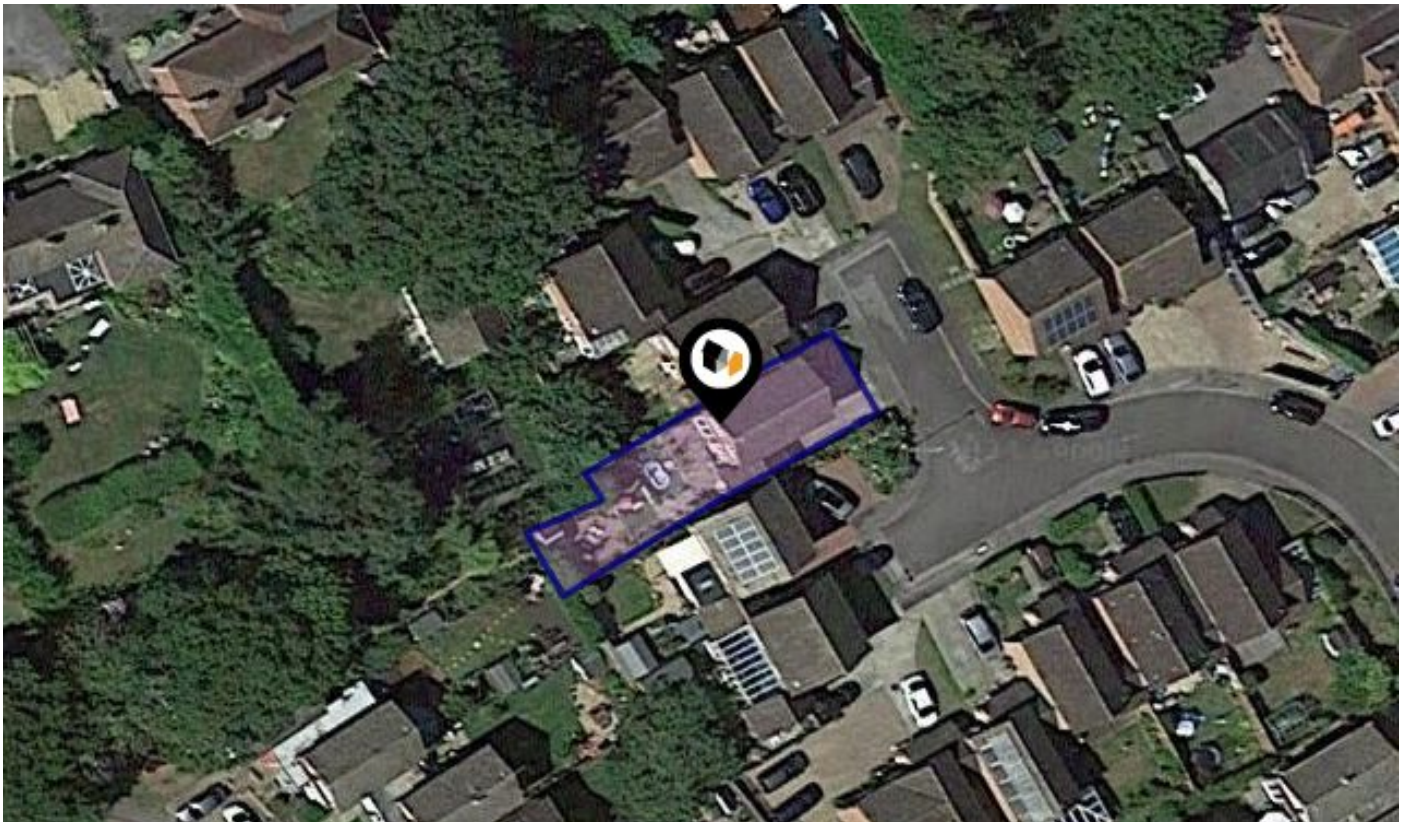


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th July 2024



WICKHAM CLOSE, TADLEY, RG26

Avocado Property

07545 349240

ollie@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.06 acres
Year Built :	1991-1995
Council Tax :	Band D
Annual Estimate:	£2,046
Title Number:	HP275653

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12 mb/s	35 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Wickham Close, RG26

Energy rating

D

Valid until 28.11.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

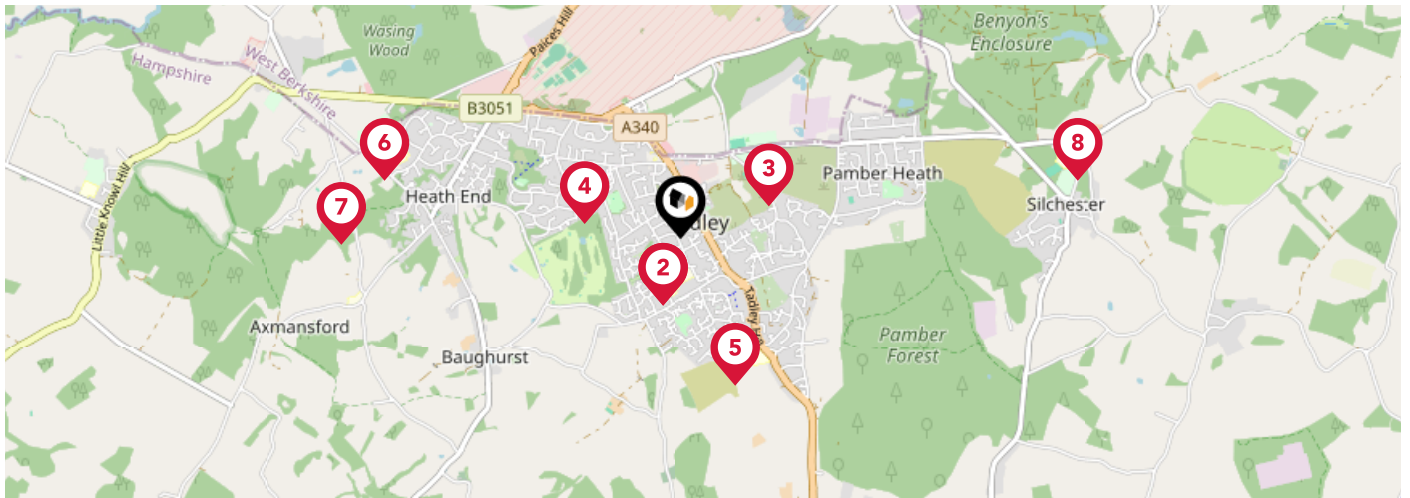
EPC - Additional Data



Additional EPC Data

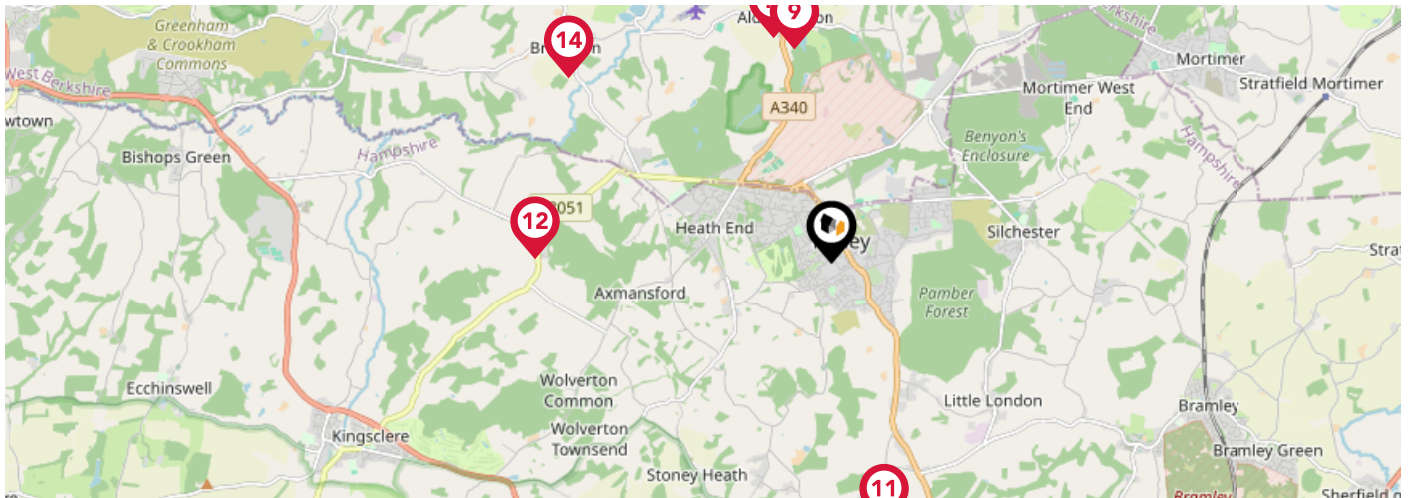
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
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 91% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	75 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Bishopswood Infant School Ofsted Rating: Good Pupils: 178 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Bishopswood Junior School Ofsted Rating: Good Pupils: 244 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Tadley Court School Ofsted Rating: Good Pupils: 59 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Burnham Copse Primary School Ofsted Rating: Good Pupils: 302 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Tadley Community Primary School Ofsted Rating: Good Pupils: 304 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 The Hurst Community College Ofsted Rating: Good Pupils: 988 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Grantham Farm Montessori School Ofsted Rating: Good Pupils: 33 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Silchester Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

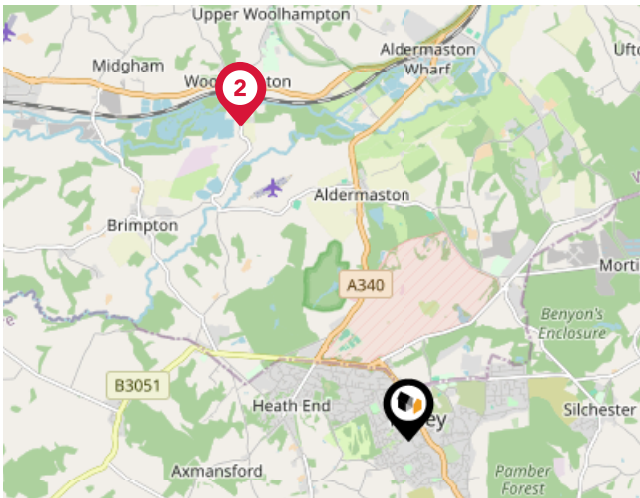
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Cedars School Ofsted Rating: Not Rated Pupils: 37 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aldermaston C.E. Primary School Ofsted Rating: Requires Improvement Pupils: 145 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory Primary School Ofsted Rating: Good Pupils: 178 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashford Hill Primary School Ofsted Rating: Inadequate Pupils: 134 Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Padworth College Ofsted Rating: Not Rated Pupils: 59 Distance:2.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brimpton C.E. Primary School Ofsted Rating: Good Pupils: 55 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alder Bridge School Ofsted Rating: Inadequate Pupils: 64 Distance:3.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elstree School Ofsted Rating: Not Rated Pupils: 219 Distance:3.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

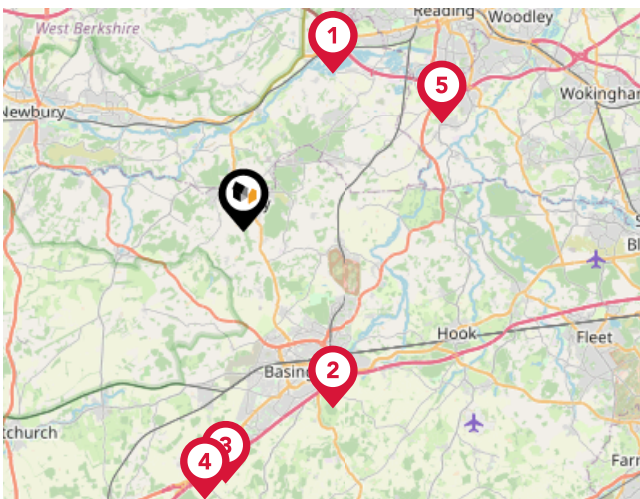
Area

Transport (National)



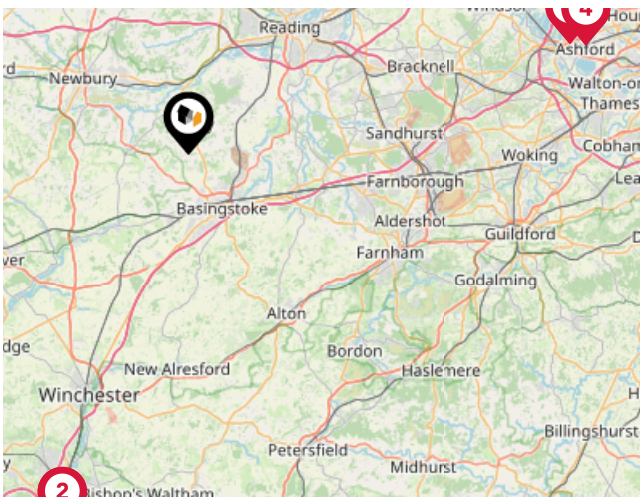
National Rail Stations

Pin	Name	Distance
1	Midgham Rail Station	3.3 miles
2	Midgham Rail Station	3.31 miles
3	Midgham Rail Station	3.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	6.76 miles
2	M3 J6	7.3 miles
3	M3 J7	9.36 miles
4	M3 J8	10.03 miles
5	M4 J11	8.39 miles

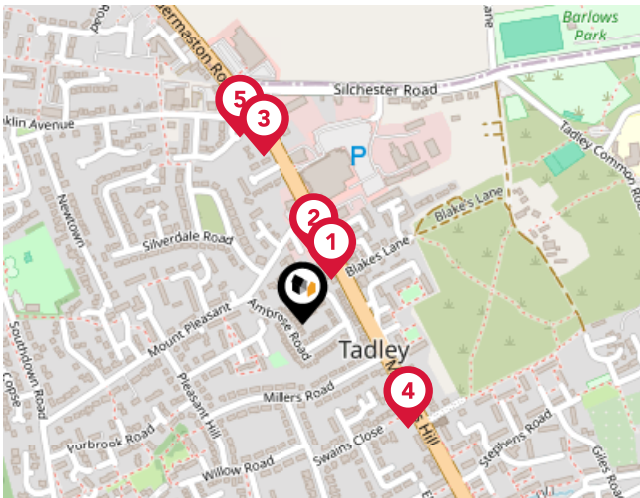


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	29.47 miles
2	Southampton Airport	29.47 miles
3	London Heathrow Airport Terminal 5	29.35 miles
4	London Heathrow Airport Terminal 3	30.43 miles

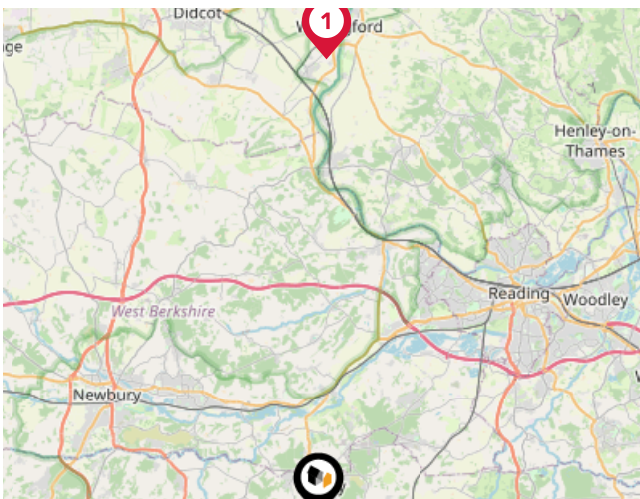
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Parade	0.06 miles
2	The Parade	0.08 miles
3	Silchester Road	0.2 miles
4	Mulfords Hill	0.17 miles
5	Silchester Road	0.23 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	16.89 miles

Avocado Property

About Us



Avocado Property

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Avocado Property

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07545 349240

ollie@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

