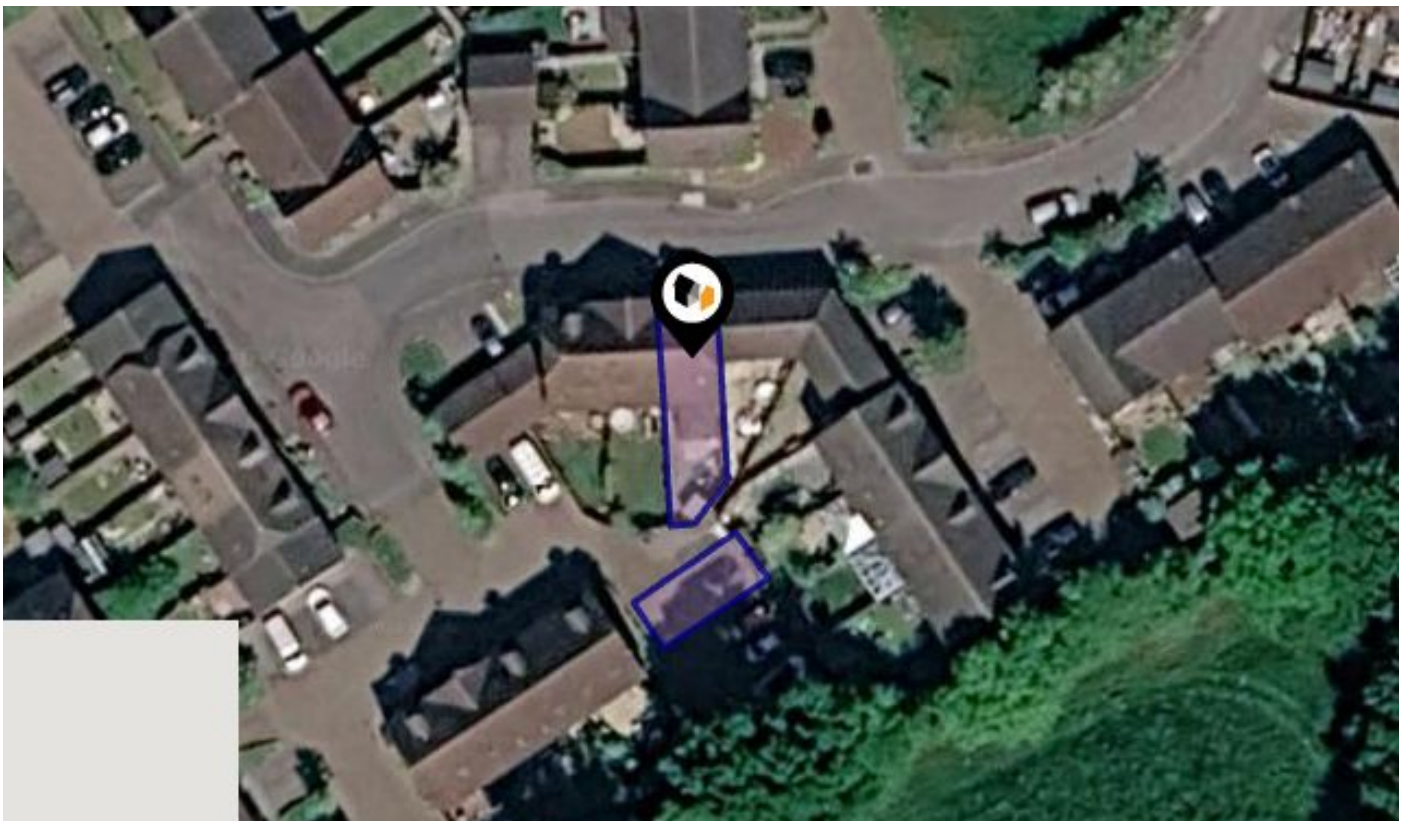




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 05th May 2026



POPERINGHE WAY, ARBORFIELD, READING, RG2

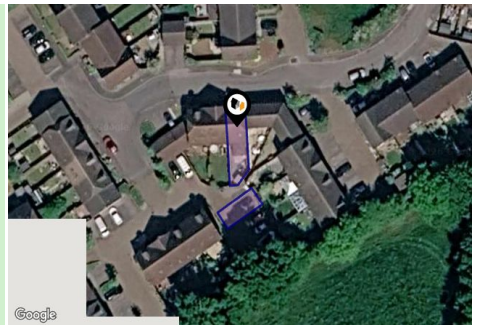
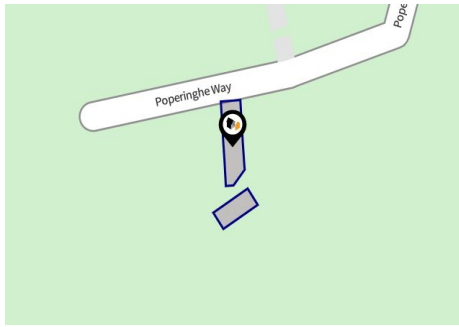
Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk





Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 1,054 ft ² / 98 m ² | | |
| Plot Area: | 0.03 acres | | |
| Year Built : | 2006 | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,498 | | |
| Title Number: | BK407671 | | |

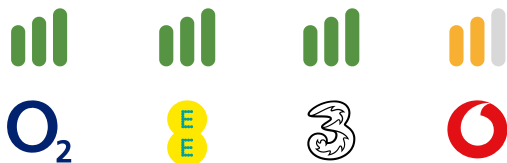
Local Area

| | |
|---------------------------|-----------|
| Local Authority: | Wokingham |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | High |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 15 mb/s | 56 mb/s | 2000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Poperinghe Way, Arborfield, Reading, RG2*

| Reference - 070330 | |
|--------------------|---|
| Decision: | Approve |
| Date: | 20th December 2007 |
| Description: | Proposed erection of single storey rear extension to dwelling to form conservatory. |

Poperinghe Way, Arborfield, RG2

Energy rating

C

Valid until 17.02.2030

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 200 mm loft insulation |
| Roof Energy: | Good |
| 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 all fixed outlets |
| Floors: | Solid, insulated (assumed) |
| Total Floor Area: | 98 m ² |

Market Sold in Street



| | | | | | | |
|---|------------|------------|------------|------------|------------|---------------------|
| 55, Poperinghe Way, Reading, RG2 9LW | | | | | | Terraced House |
| Last Sold Date: | 25/09/2025 | 31/10/2022 | 03/09/2010 | 15/04/2010 | 02/06/2006 | |
| Last Sold Price: | £405,000 | £360,000 | £240,000 | £240,000 | £279,950 | |
| 33, Poperinghe Way, Reading, RG2 9LW | | | | | | Semi-detached House |
| Last Sold Date: | 31/07/2025 | 19/06/2019 | 26/05/2006 | | | |
| Last Sold Price: | £325,000 | £280,000 | £198,550 | | | |
| 15, Poperinghe Way, Reading, RG2 9LW | | | | | | Terraced House |
| Last Sold Date: | 10/12/2024 | 10/07/2015 | | | | |
| Last Sold Price: | £350,000 | £156,000 | | | | |
| 61, Poperinghe Way, Reading, RG2 9LW | | | | | | Terraced House |
| Last Sold Date: | 29/02/2024 | 29/11/2017 | 09/11/2009 | 26/10/2006 | | |
| Last Sold Price: | £390,000 | £340,000 | £245,000 | £264,950 | | |
| 71, Poperinghe Way, Reading, RG2 9LW | | | | | | Terraced House |
| Last Sold Date: | 05/07/2023 | 05/12/2014 | 23/06/2006 | | | |
| Last Sold Price: | £372,000 | £288,000 | £276,500 | | | |
| 41, Poperinghe Way, Reading, RG2 9LW | | | | | | Terraced House |
| Last Sold Date: | 28/09/2022 | 07/08/2017 | 30/06/2017 | 17/08/2006 | | |
| Last Sold Price: | £440,000 | £390,000 | £410,000 | £319,950 | | |
| 77, Poperinghe Way, Reading, RG2 9LW | | | | | | Terraced House |
| Last Sold Date: | 15/10/2021 | 22/07/2016 | 23/03/2012 | 26/05/2006 | | |
| Last Sold Price: | £300,000 | £285,000 | £202,000 | £211,000 | | |
| 89, Poperinghe Way, Reading, RG2 9LW | | | | | | Terraced House |
| Last Sold Date: | 25/06/2021 | 30/07/2014 | 19/03/2012 | 27/11/2006 | | |
| Last Sold Price: | £338,000 | £285,000 | £239,950 | £250,000 | | |
| 63, Poperinghe Way, Reading, RG2 9LW | | | | | | Terraced House |
| Last Sold Date: | 23/06/2021 | 11/11/2011 | 19/10/2006 | | | |
| Last Sold Price: | £365,000 | £240,000 | £264,950 | | | |
| 23, Poperinghe Way, Reading, RG2 9LW | | | | | | Terraced House |
| Last Sold Date: | 22/04/2021 | | | | | |
| Last Sold Price: | £285,000 | | | | | |
| 53, Poperinghe Way, Reading, RG2 9LW | | | | | | Terraced House |
| Last Sold Date: | 03/02/2021 | 17/08/2006 | | | | |
| Last Sold Price: | £327,500 | £264,950 | | | | |
| 69, Poperinghe Way, Reading, RG2 9LW | | | | | | Terraced House |
| Last Sold Date: | 10/12/2018 | 08/09/2006 | | | | |
| Last Sold Price: | £337,000 | £265,000 | | | | |

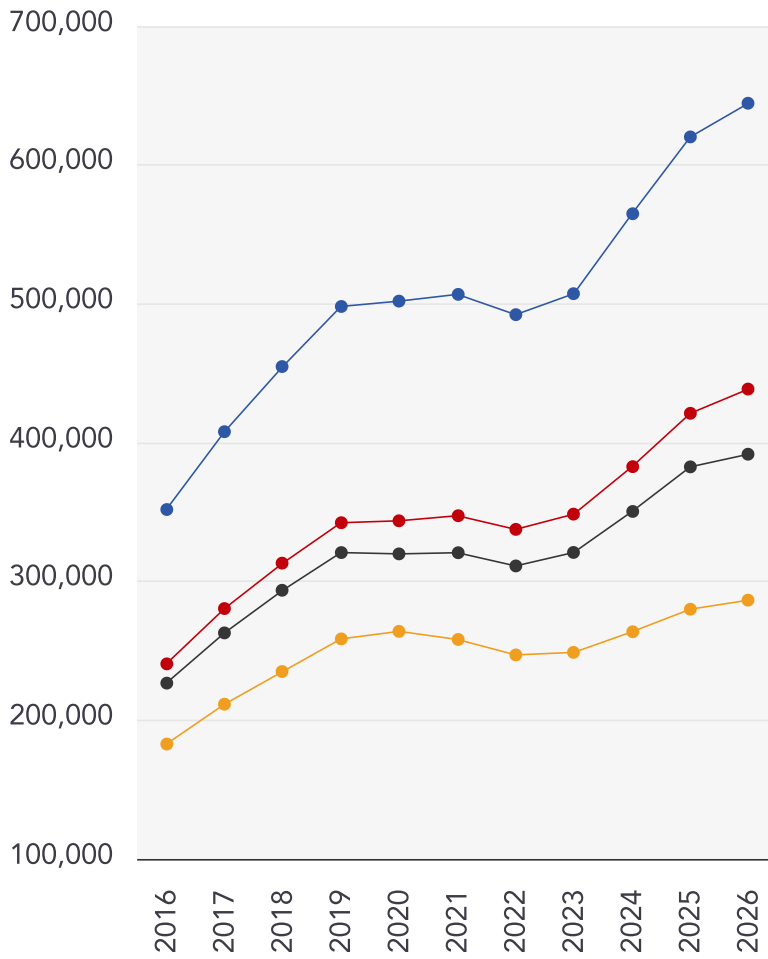
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

+56.72%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

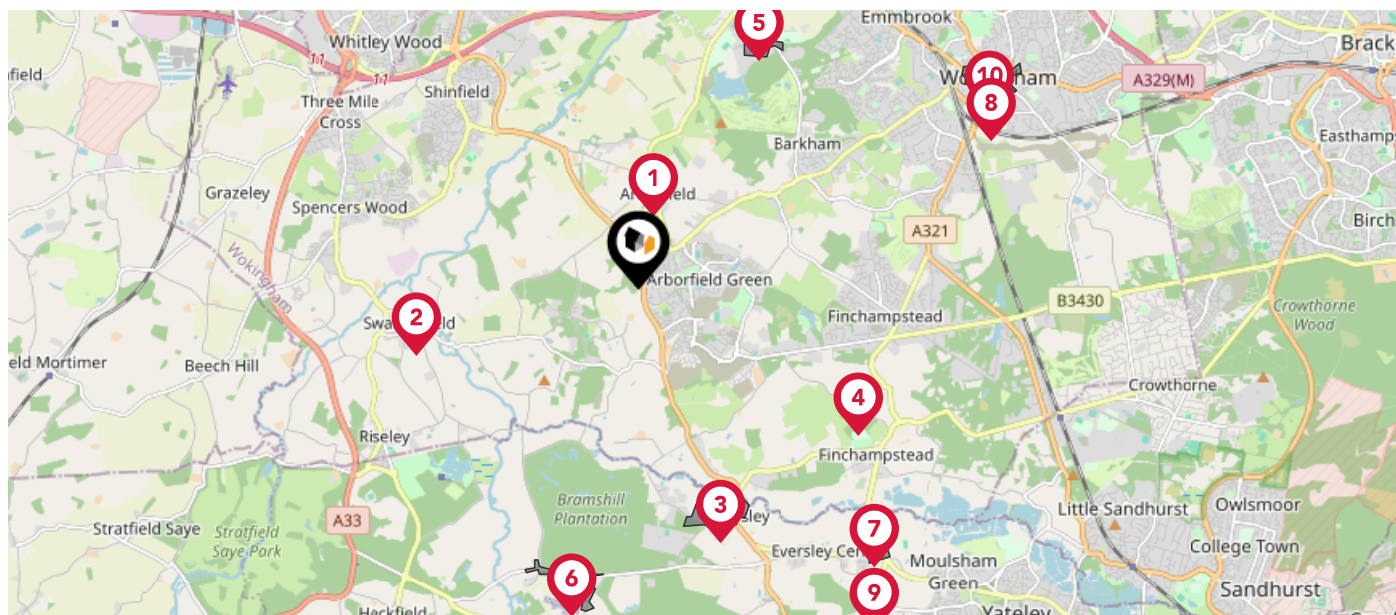
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



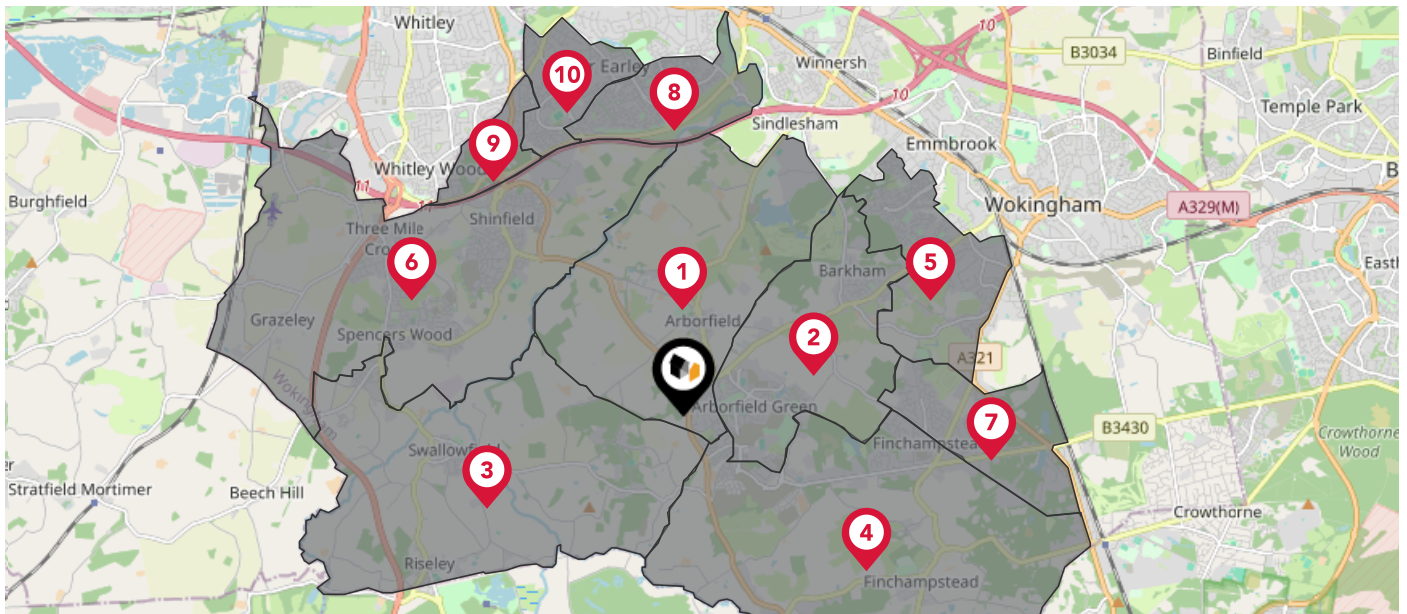
Nearby Conservation Areas

-  Arborfield Cross
-  Swallowfield
-  Eversley Street
-  Finchampstead Church
-  Sindlesham
-  Bramshill
-  Eversley Cross
-  Langborough Road
-  Up Green
-  Wokingham Town Centre











Maps

Council Wards

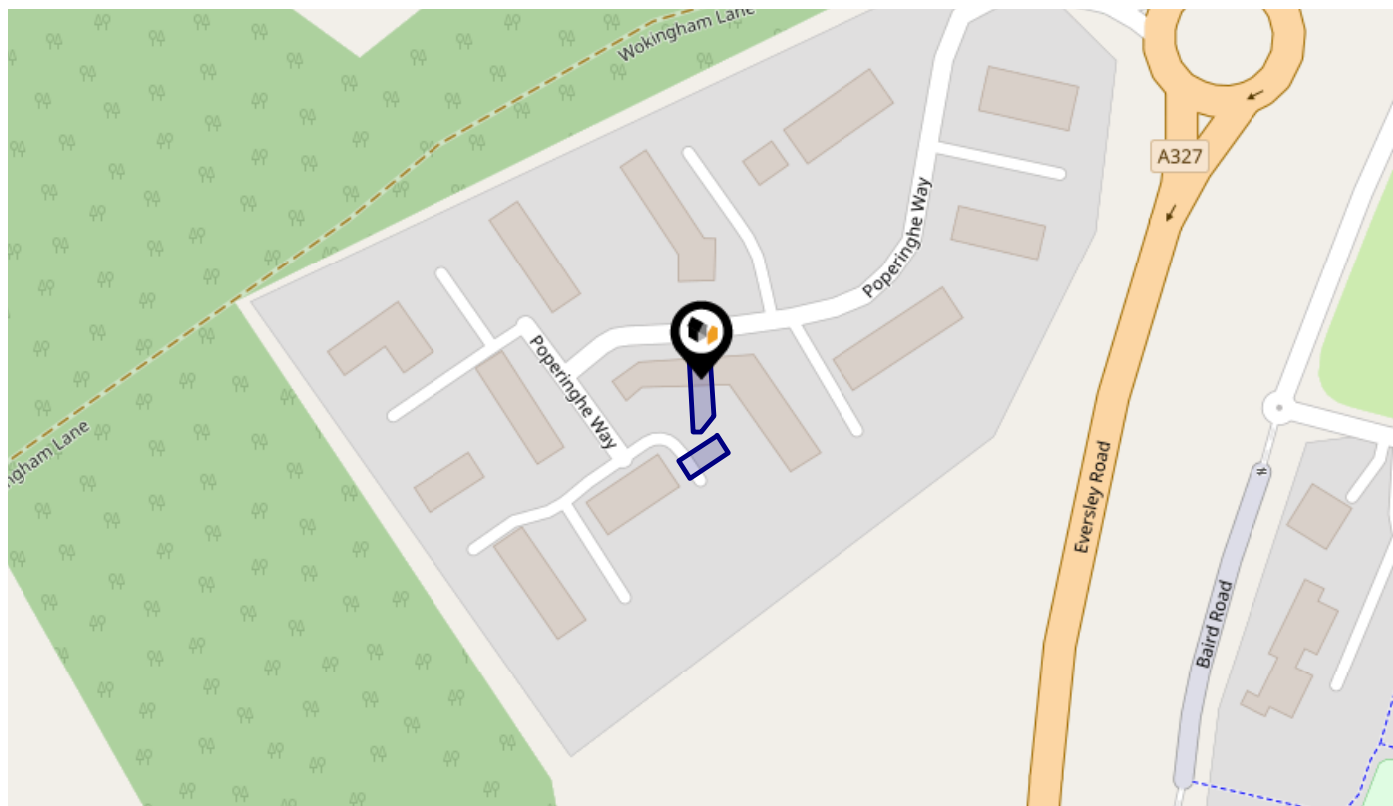
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Arborfield Ward
-  Barkham Ward
-  Swallowfield Ward
-  Finchampstead South Ward
-  Evendons Ward
-  Shinfield South Ward
-  Finchampstead North Ward
-  Hawkedon Ward
-  Shinfield North Ward
-  Hillside Ward

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.

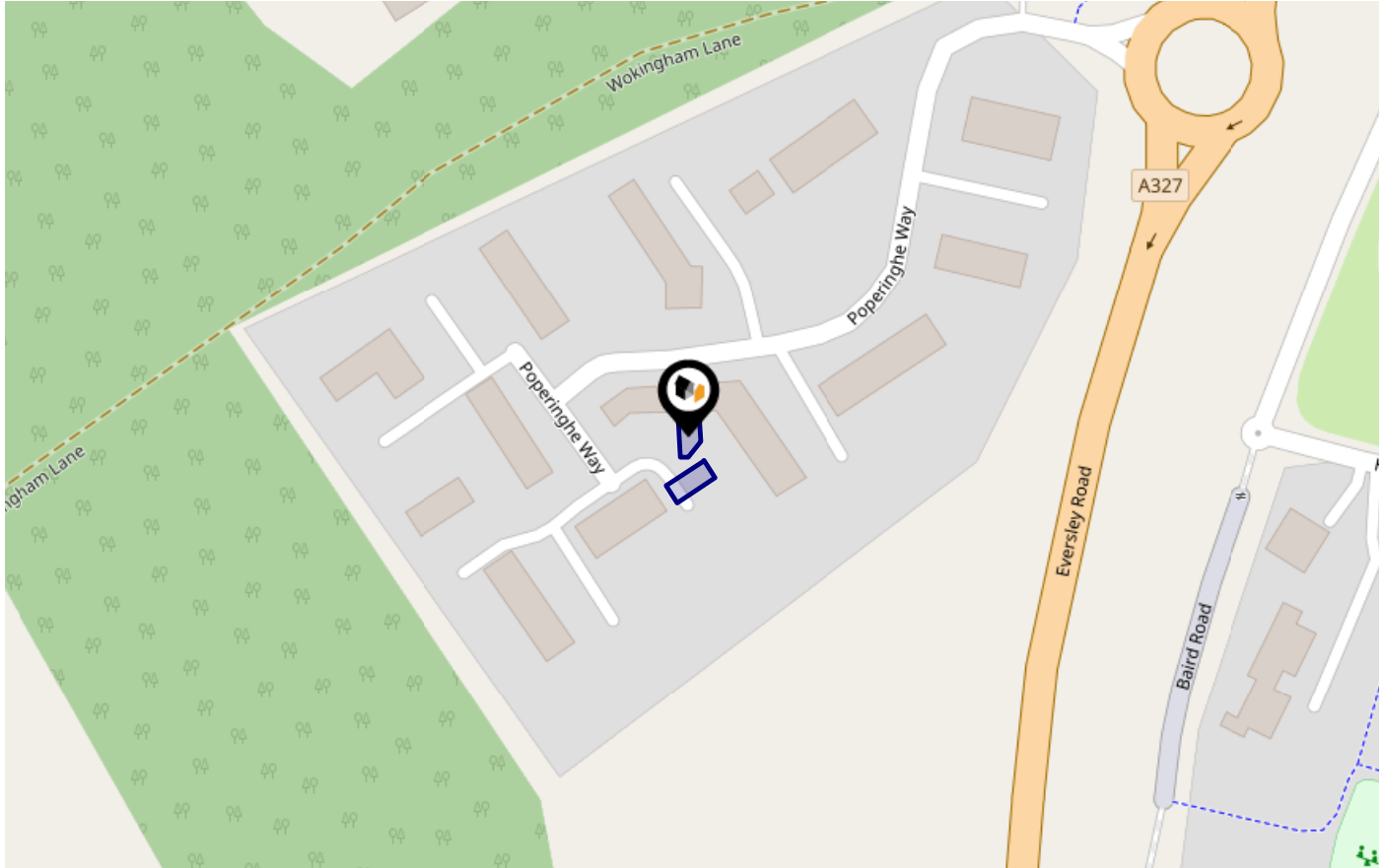
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| | | | |
|---|--|--------------|---|
| 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.

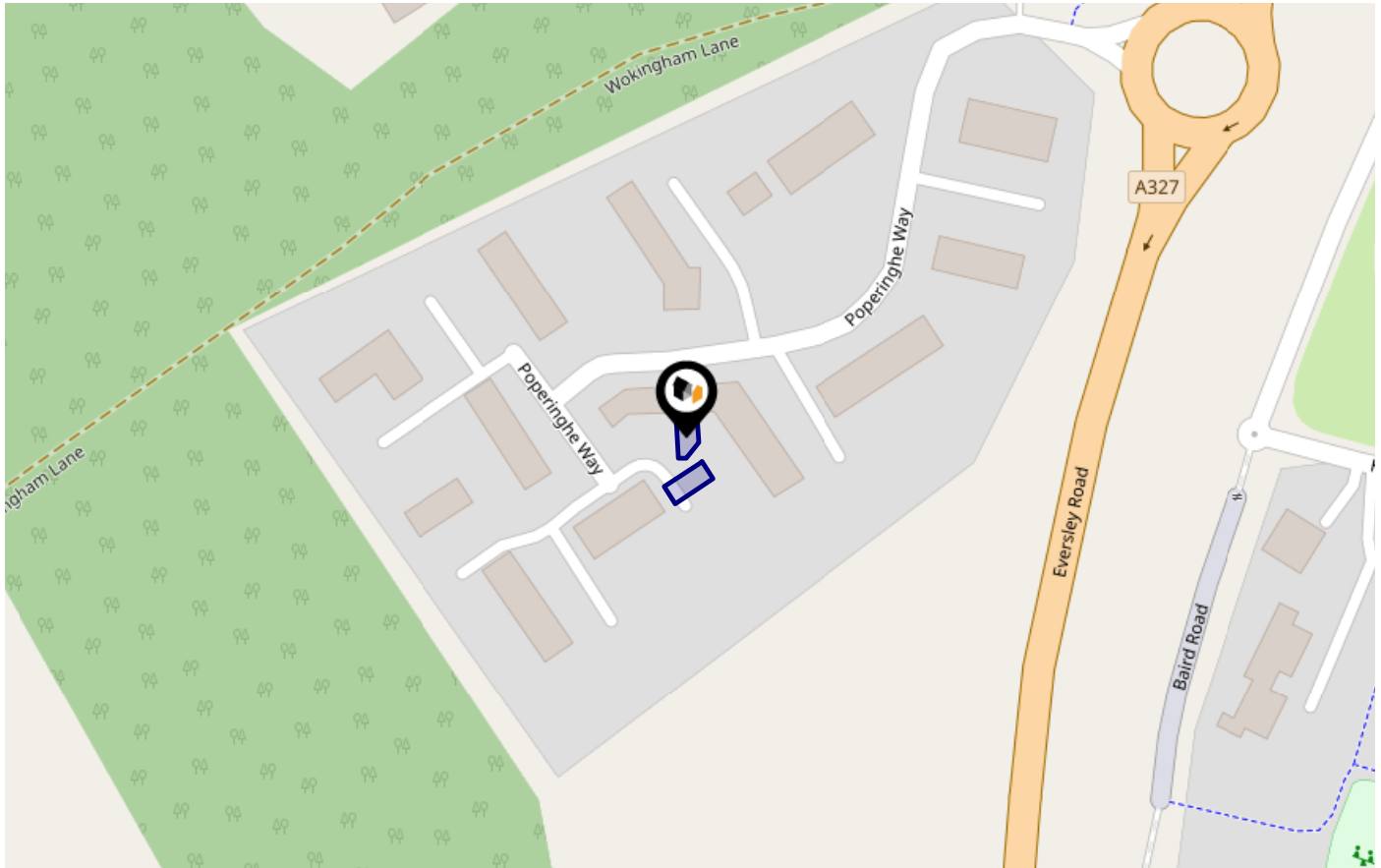
Chance of flooding to the following depths at this property:



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.
- 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.

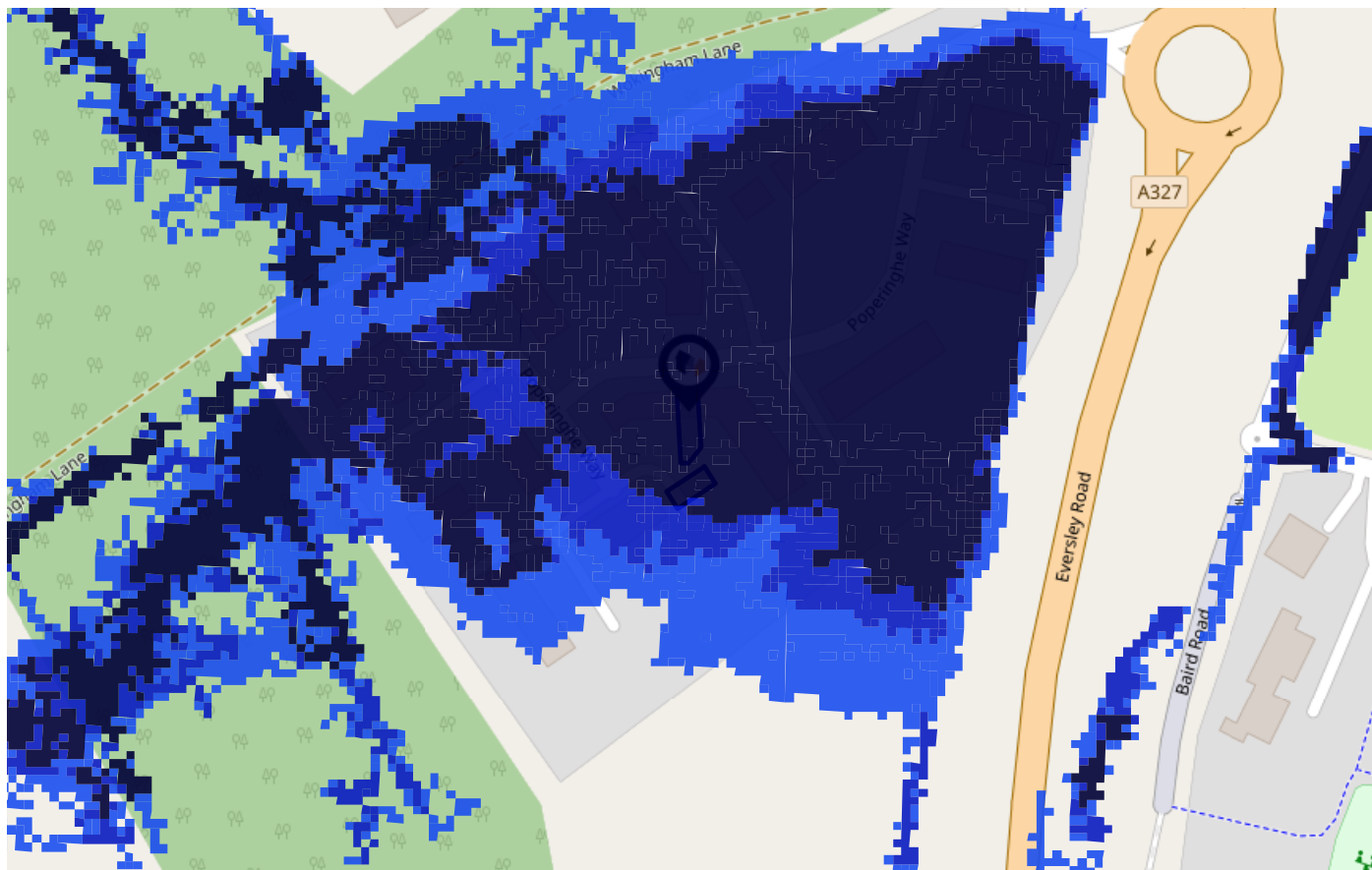
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

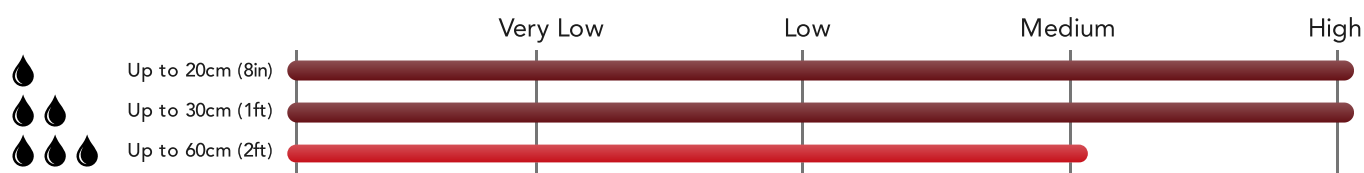


Risk Rating: High

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.

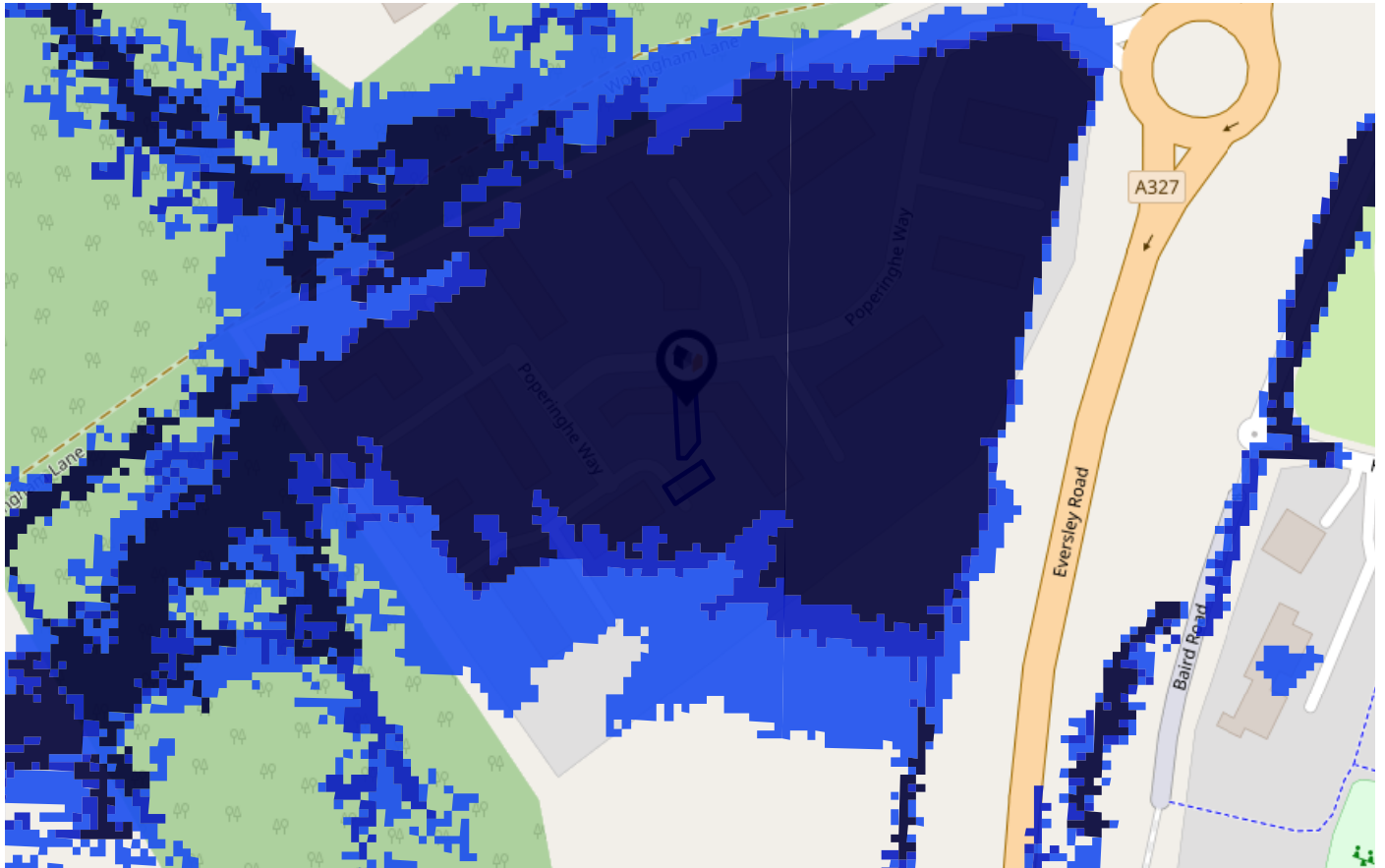
Chance of flooding to the following depths at this property:



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: **High**

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.

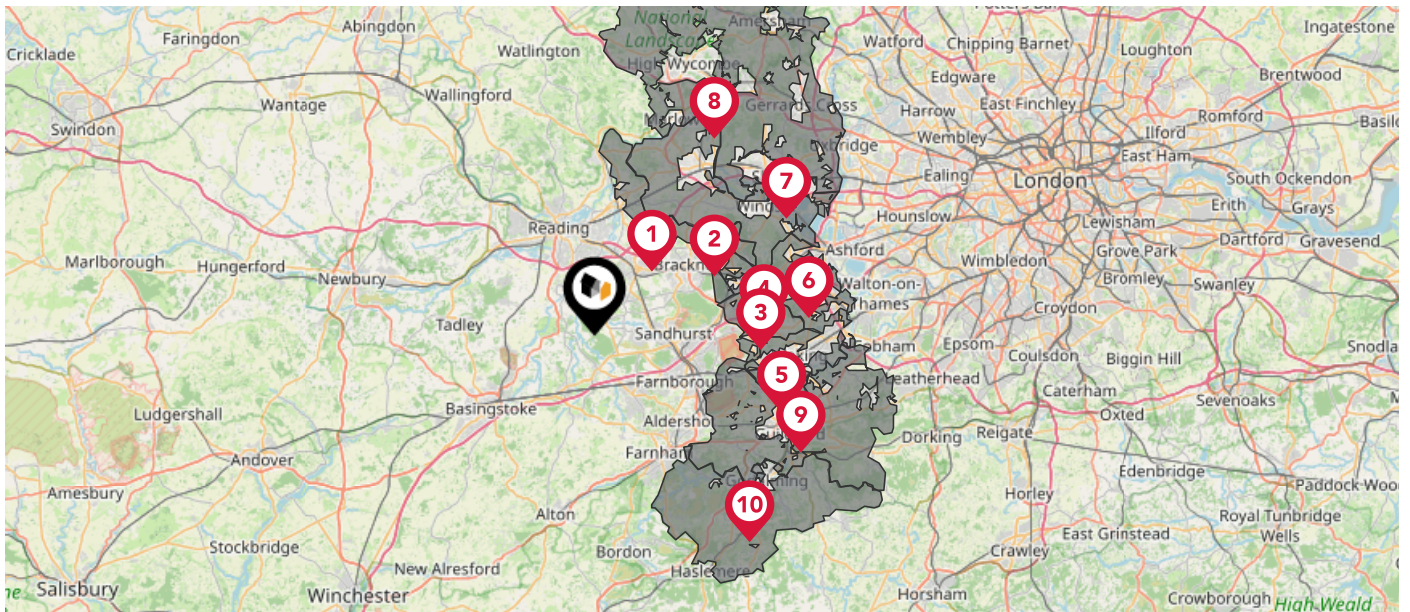
Chance of flooding to the following depths at this property:



Maps

Green Belt

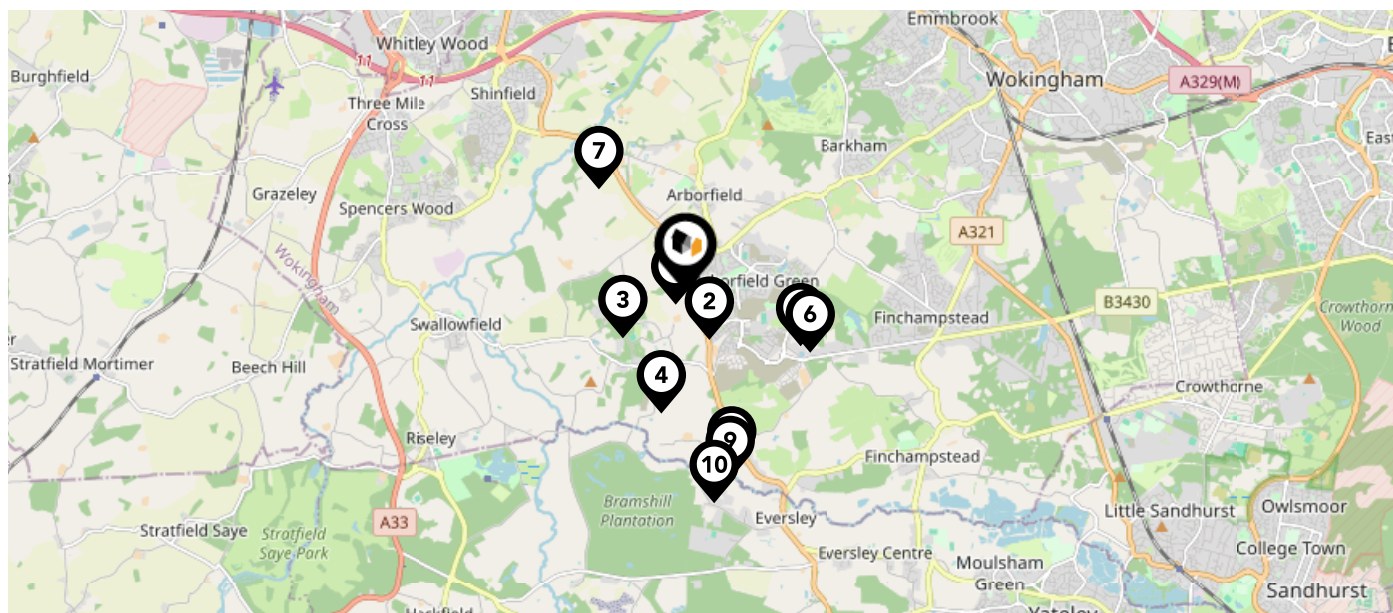
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Surrey Heath
- 4 London Green Belt - Windsor and Maidenhead
- 5 London Green Belt - Woking
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Slough
- 8 London Green Belt - Buckinghamshire
- 9 London Green Belt - Guildford
- 10 London Green Belt - Waverley

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.



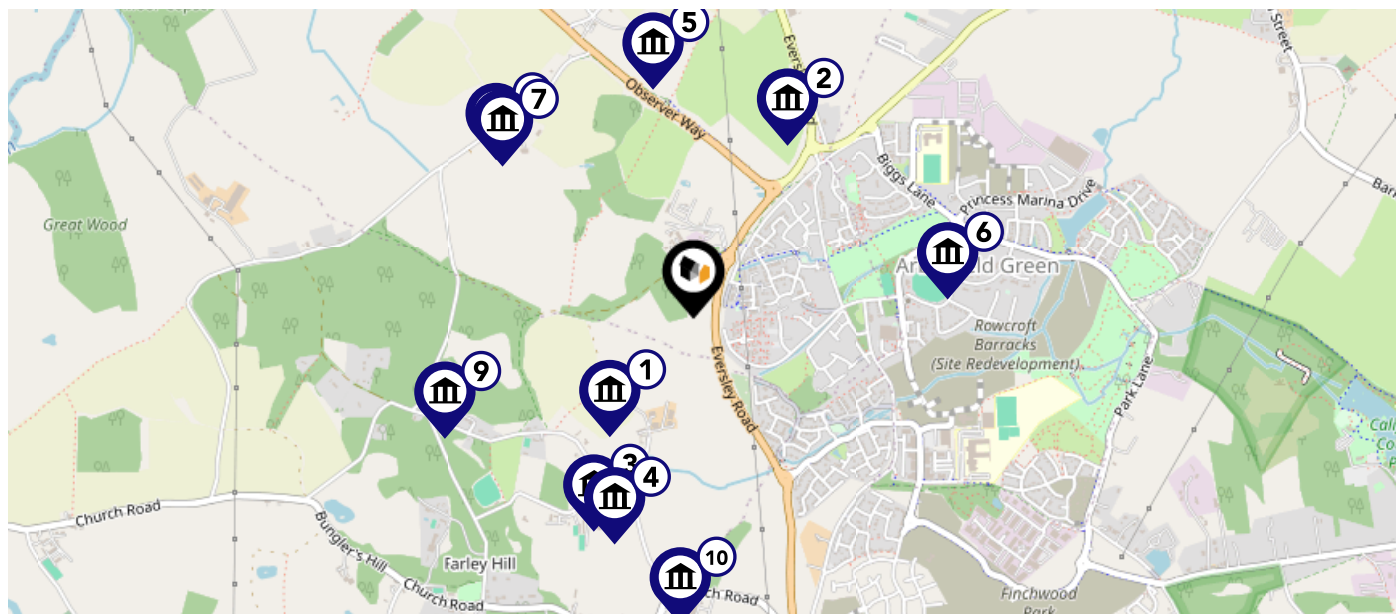
Nearby Landfill Sites











| | | |
|-----------|---|-------------------|
| 1 | The Piggery-Arborfield | Historic Landfill |
| 2 | Whitehall Brickworks-Arborfield | Historic Landfill |
| 3 | Hephaistos School-Farley Hill | Historic Landfill |
| 4 | Jouldings Lane-Farley Hill | Historic Landfill |
| 5 | Moor Farm-Finchampstead | Historic Landfill |
| 6 | Coleshill Farm-Finchampstead | Historic Landfill |
| 7 | Milkingbarn Lane-Arborfield | Historic Landfill |
| 8 | Bullaways Farm-New Mill Road, Eversley, Hook, Hampshire | Historic Landfill |
| 9 | Piggery Mill Lane-Eversley | Historic Landfill |
| 10 | New Mill Road-Farley Hill | Historic Landfill |

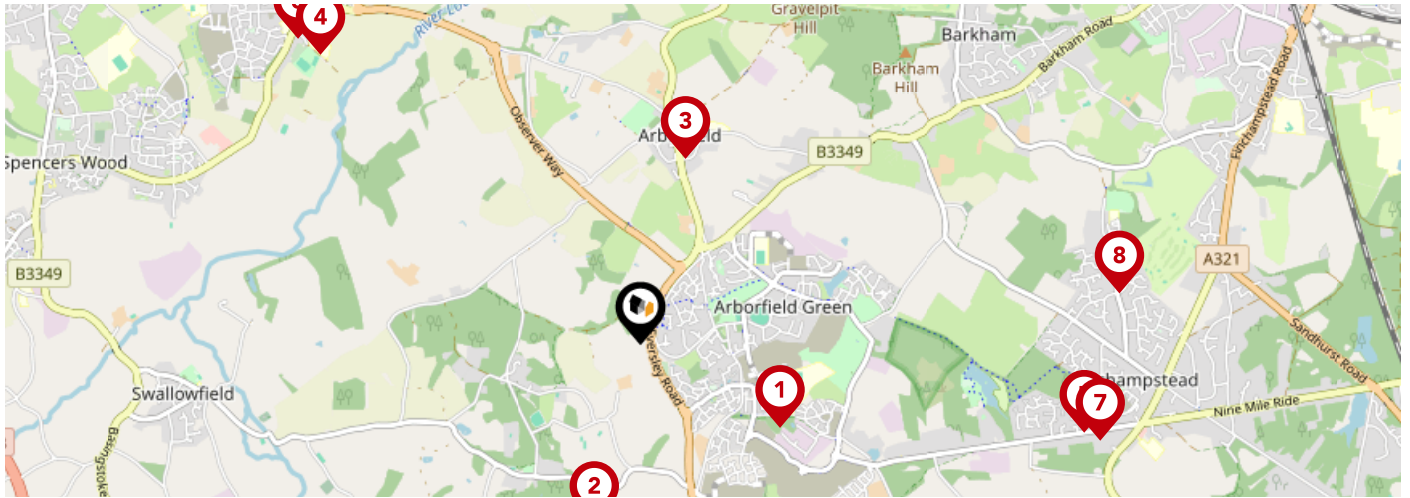
Maps

Listed Buildings

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

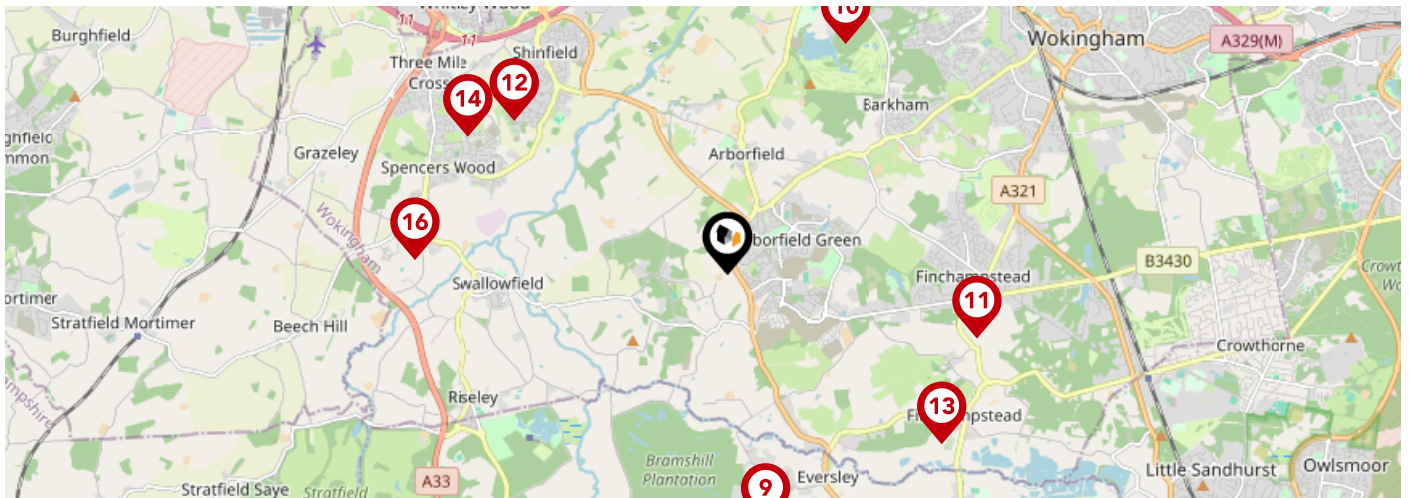


| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1319131 - Cattle Shelter Adjacent To Old Parsons Cottage, 430 Metres Off Church Lane And To The North East | Grade II | 0.3 miles |
|  1312999 - Ducks Nest Farmhouse | Grade II | 0.5 miles |
|  1118060 - Vine Cottage | Grade II | 0.5 miles |
|  1319168 - Farley Hill Farmhouse | Grade II | 0.5 miles |
|  1118123 - Arborfield Court | Grade II | 0.5 miles |
|  1419613 - Moat House | Grade II | 0.6 miles |
|  1319119 - Bartlett's Farmhouse | Grade II | 0.6 miles |
|  1118124 - White's Farmhouse | Grade II | 0.6 miles |
|  1319147 - Hephaistos School, Farley Castle | Grade II | 0.6 miles |
|  1118059 - Barn At Hall's Farm Kennels 5 Metres To North | Grade II | 0.7 miles |



| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Bohunt School Wokingham Ofsted Rating: Good Pupils: 1236 Distance:0.75 | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Farley Hill Primary School Ofsted Rating: Good Pupils: 302 Distance:0.86 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| The Coombes Church of England Primary School Ofsted Rating: Requires improvement Pupils: 377 Distance:0.89 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:2 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Gorse Ride Junior School Ofsted Rating: Good Pupils: 198 Distance:2.09 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:2.13 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Gorse Ride Infants' School Ofsted Rating: Good Pupils: 108 Distance:2.17 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Waverley Preparatory School & Day Nursery Ofsted Rating: Not Rated Pupils: 259 Distance:2.23 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

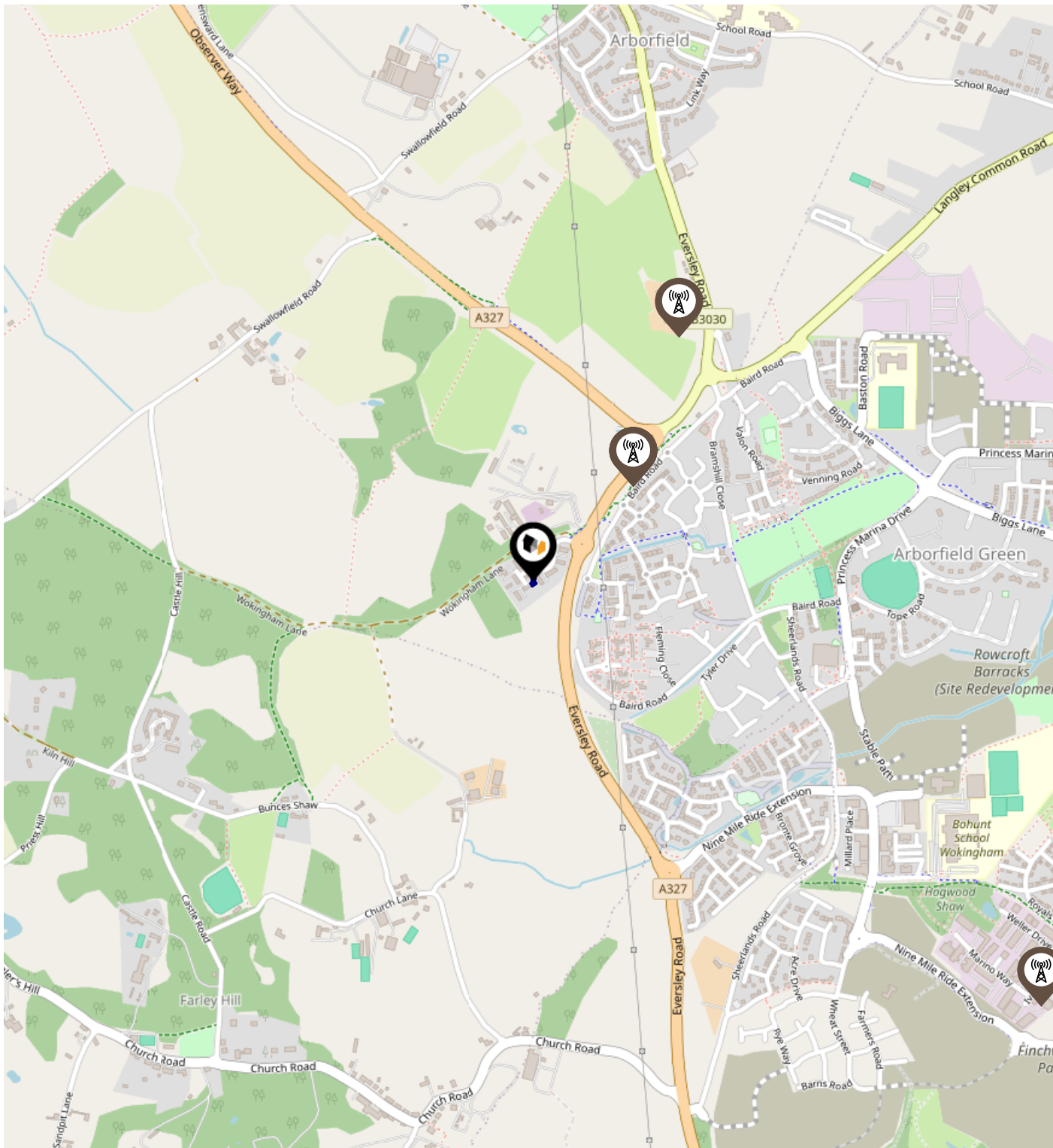
Area Schools





| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | St Neot's School Ofsted Rating: Not Rated Pupils: 317 Distance:2.35 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance:2.4 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Nine Mile Ride Primary School Ofsted Rating: Good Pupils: 372 Distance:2.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:2.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Finchampstead CofE VA Primary School Ofsted Rating: Good Pupils: 101 Distance:2.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:2.71 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Bearwood Primary School Ofsted Rating: Good Pupils: 292 Distance:2.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance:2.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons

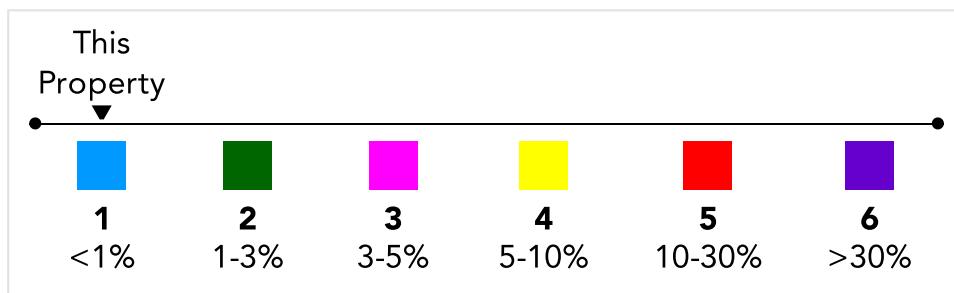
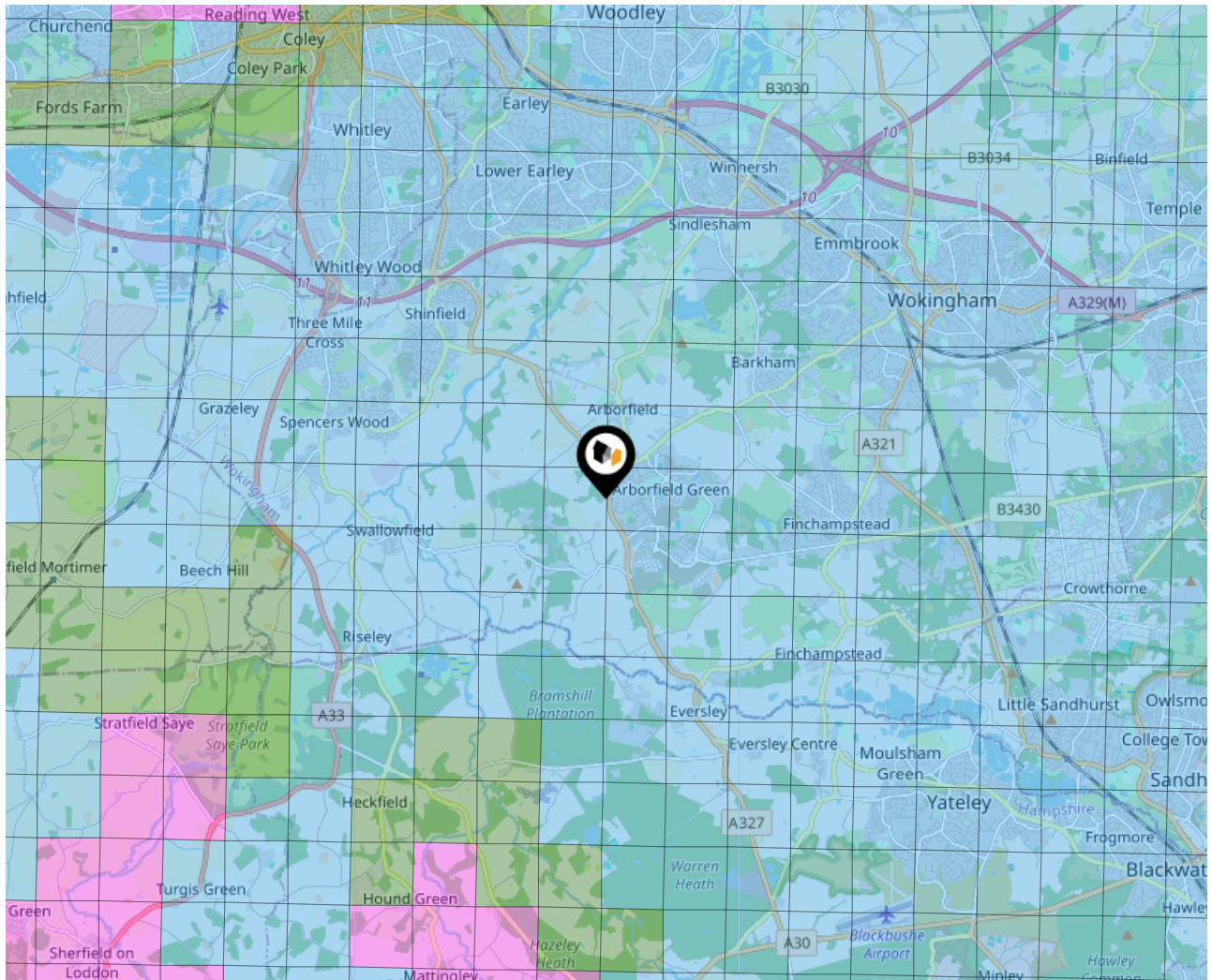


Key:

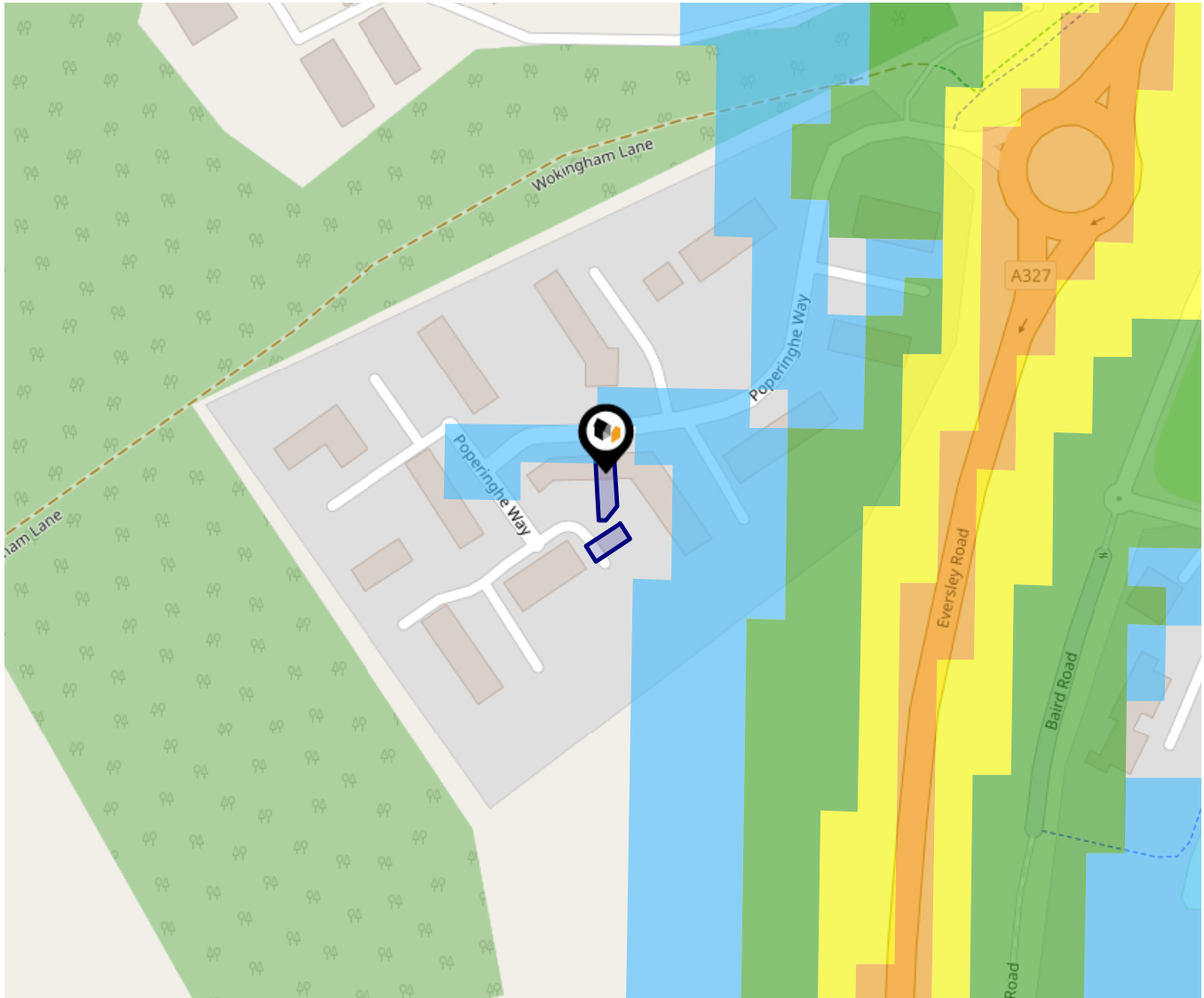
-  Power Pylons
-  Communication Masts

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

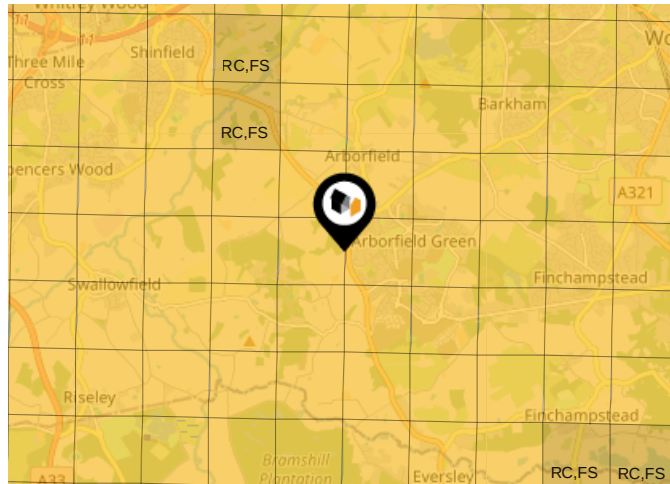


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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: | CLAY TO SILT |
| Parent Material Grain: | ARGILLACEOUS | Soil Depth: | DEEP |
| Soil Group: | MEDIUM TO LIGHT(SILTY) TO HEAVY | | |

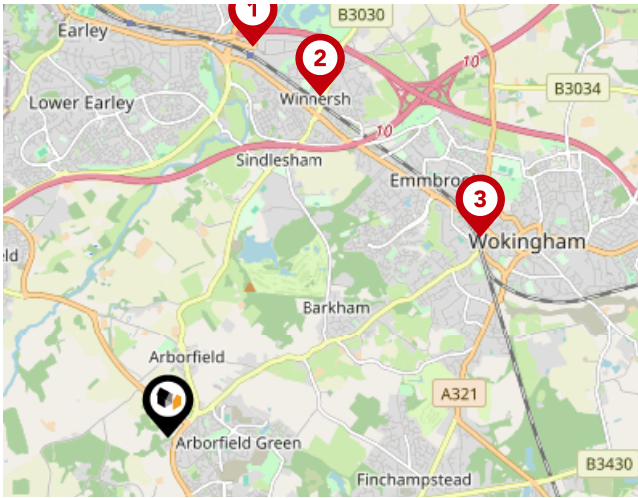


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

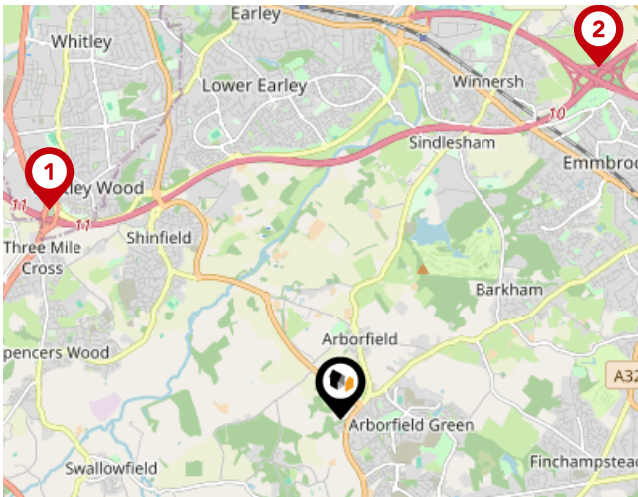
Area

Transport (National)



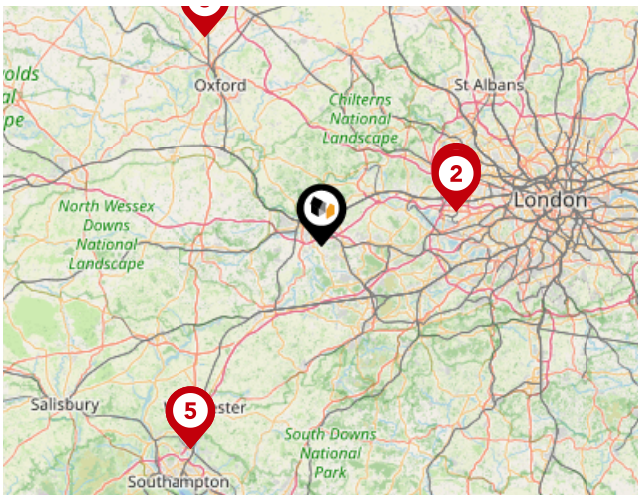
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------------|------------|
| 1 | Winersh Triangle Rail Station | 3.7 miles |
| 2 | Winersh Rail Station | 3.46 miles |
| 3 | Wokingham Rail Station | 3.44 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|------------|
| 1 | M4 J11 | 3.32 miles |
| 2 | M4 J10 | 4.04 miles |
| 3 | M3 J5 | 8.13 miles |
| 4 | M3 J4A | 7.45 miles |
| 5 | M4 J12 | 7.7 miles |



Airports/HELIPADS

| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| 1 | Heathrow Airport | 20.66 miles |
| 2 | Heathrow Airport Terminal 4 | 20.59 miles |
| 3 | Kidlington | 35.52 miles |
| 4 | North Stoneham | 35.83 miles |
| 5 | Southampton Airport | 35.83 miles |

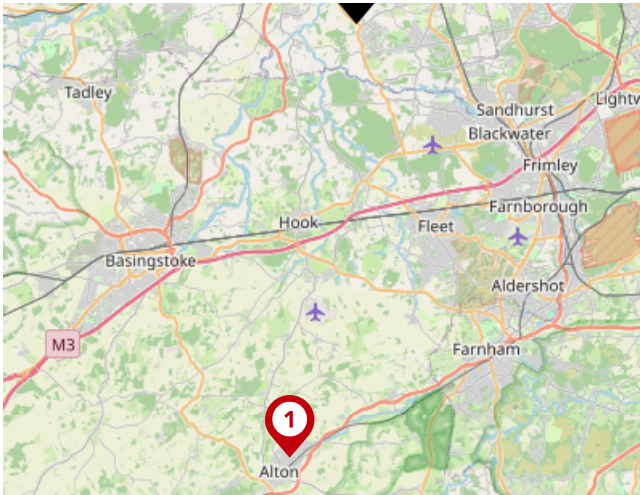
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Kelvin Close | 0.16 miles |
| 2 | Kelvin Close | 0.18 miles |
| 3 | Faraday Close | 0.3 miles |
| 4 | Rickman Close | 0.46 miles |
| 5 | Sheerlands Road | 0.43 miles |



Local Connections

| Pin | Name | Distance |
|-----|---------------------------|-------------|
| 1 | Alton (Mid-Hants Railway) | 16.27 miles |



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.

Testimonial 1



Dan and Neil were brilliant throughout the whole process of selling our home and helping us find our new one.

They were always honest, managed our expectations really well, and were incredibly prompt in getting our property on the market and finding us our next home.

Communication was excellent the whole way through, we always felt kept in the loop and supported.

Testimonial 2

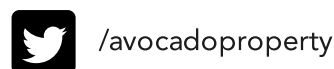


I can't recommend Dan and Neil highly enough. From the very beginning, their support was constant and genuine. They were always available to talk through our concerns and kept us informed at every single stage. It's rare to find agents who balance expert industry knowledge with such a proactive, communicative approach. They made what is usually a stressful time feel easy!

Testimonial 3



We had such a great experience with Dan & Neil Estate Agents! From start to finish, Dan and Emma were friendly, professional, and always happy to help. Communication was excellent throughout Everything was handled smoothly and stress-free for us, we were recommended Solicitors making the process a lot quicker than anticipated, and from the offer being accepted to us getting the keys was just over 2.5 months!



Important - Please Read

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.

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.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk

