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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Saturday 18th April 2026**



**FATHERSON ROAD, READING, RG1**

## Avocado Property

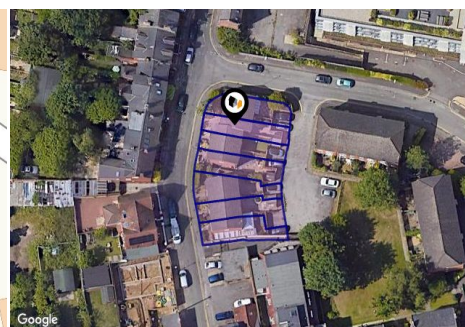
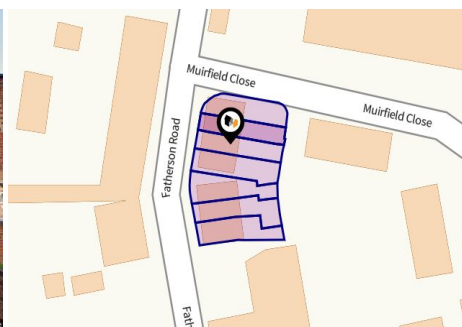
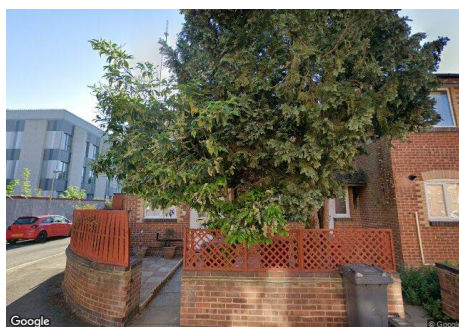
07769 345086

kiel@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



# Property Overview



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	624 ft <sup>2</sup> / 58 m <sup>2</sup>
<b>Plot Area:</b>	0.21 acres
<b>Year Built :</b>	1991-1995
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£2,032
<b>Title Number:</b>	BK210638

**Tenure:** Freehold

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**15** mb/s      **1000** mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**

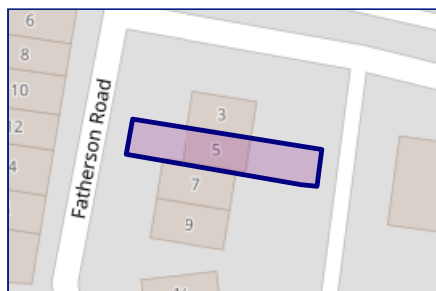


# Property Multiple Title Plans



## Multiple Freehold Title Plans Detected

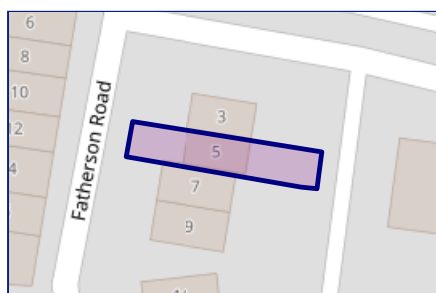
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**BK210638**

## Multiple Freehold Title Plans Detected

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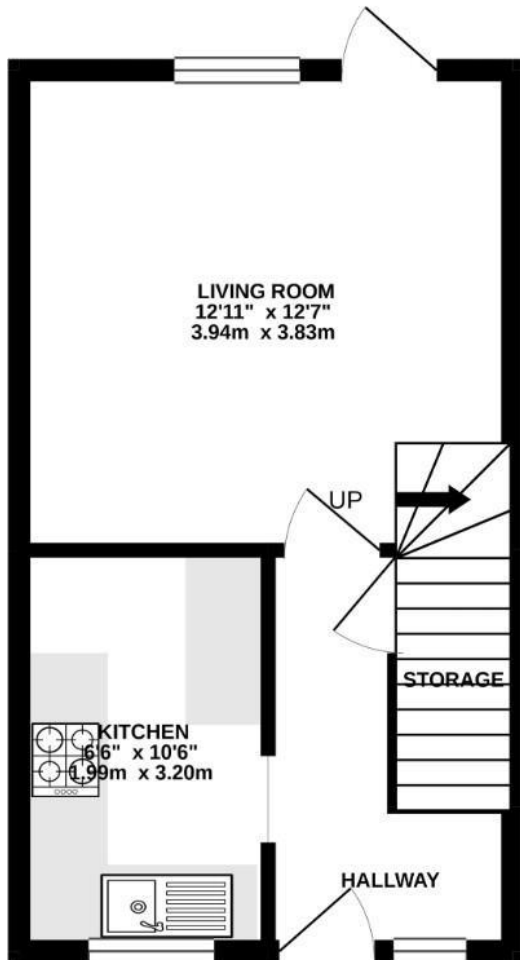
**BK211749**

# Gallery Photos

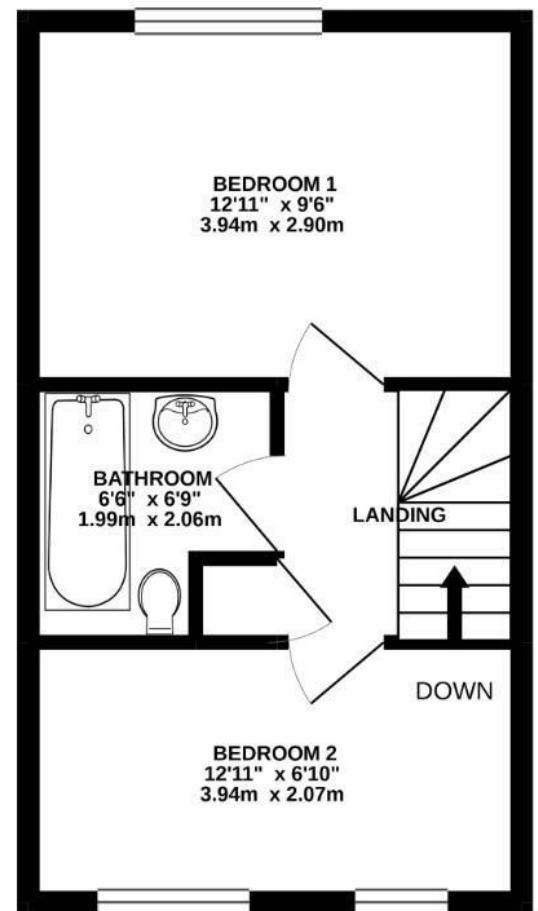


## FATHERSON ROAD, READING, RG1

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

# Property EPC - Certificate



RG1

Energy rating

**C**

Valid until 11.06.2035

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>	72   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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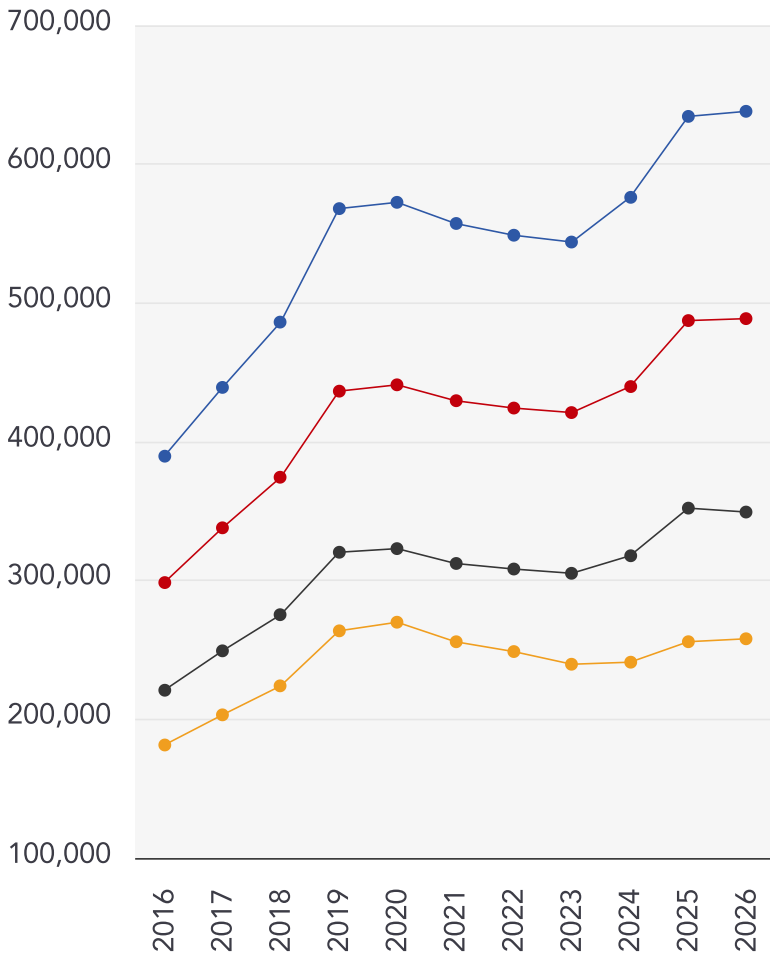
<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	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 and room thermostat
<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>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	58 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

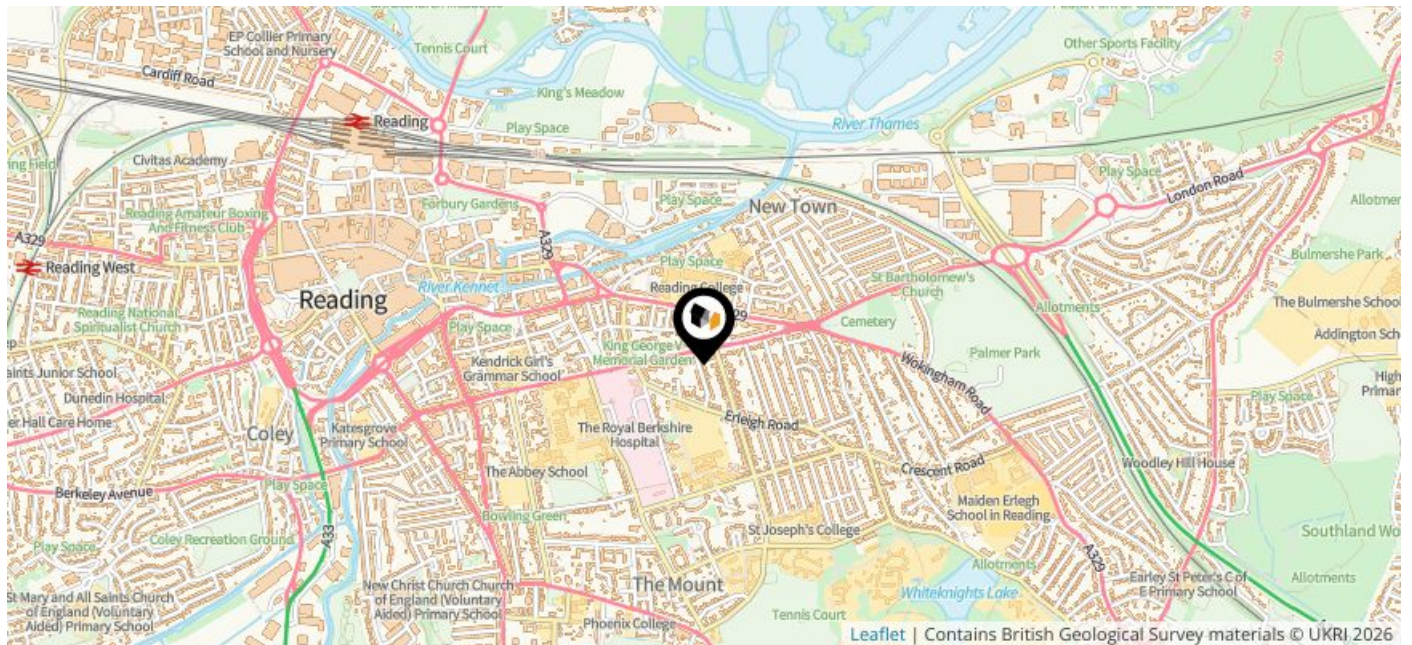
**+42.18%**

# 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

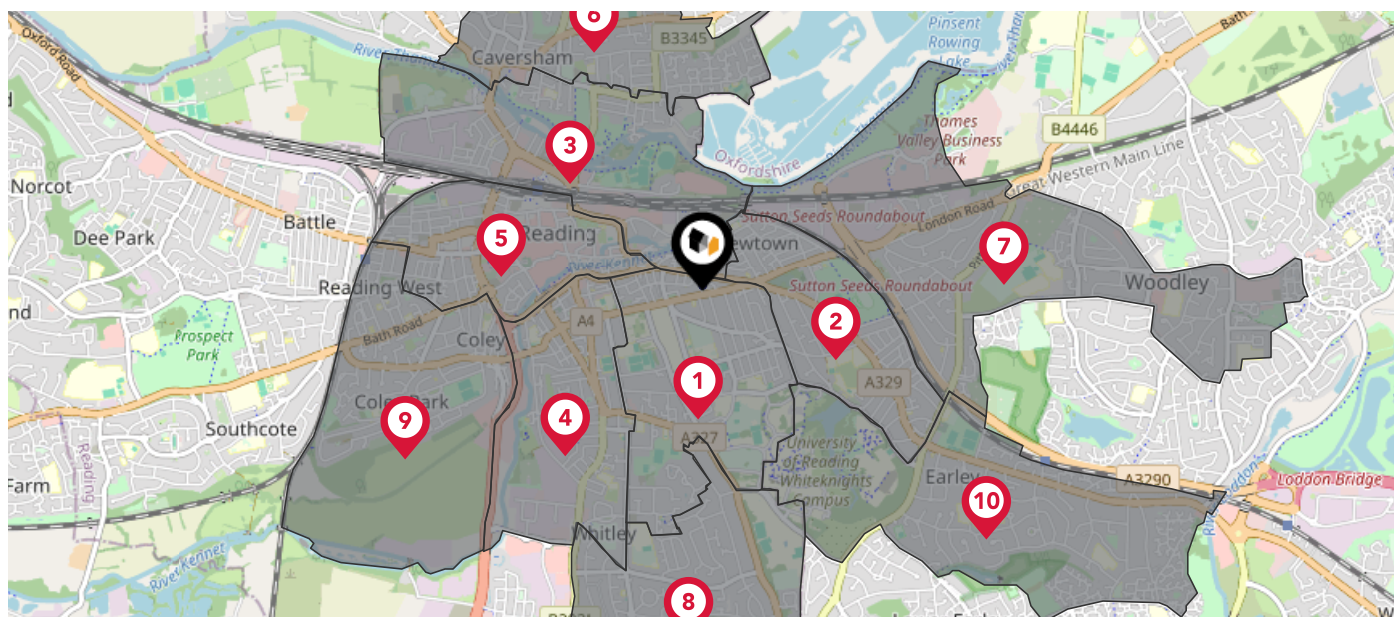
- 1 Eldon Square
- 2 Alexandra Road
- 3 Kendrick Road
- 4 South Park
- 5 Redlands
- 6 The Mount
- 7 Market Place and London Street
- 8 Christchurch
- 9 St Mary's Butts and Castle Street
- 10 Russell Street and Castle Hill

# 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



Redlands Ward



Park Ward



Thames Ward



Katesgrove Ward



Abbey Ward



Caversham Ward



Bulmershe and Whitegates Ward



Church Ward



Coley Ward



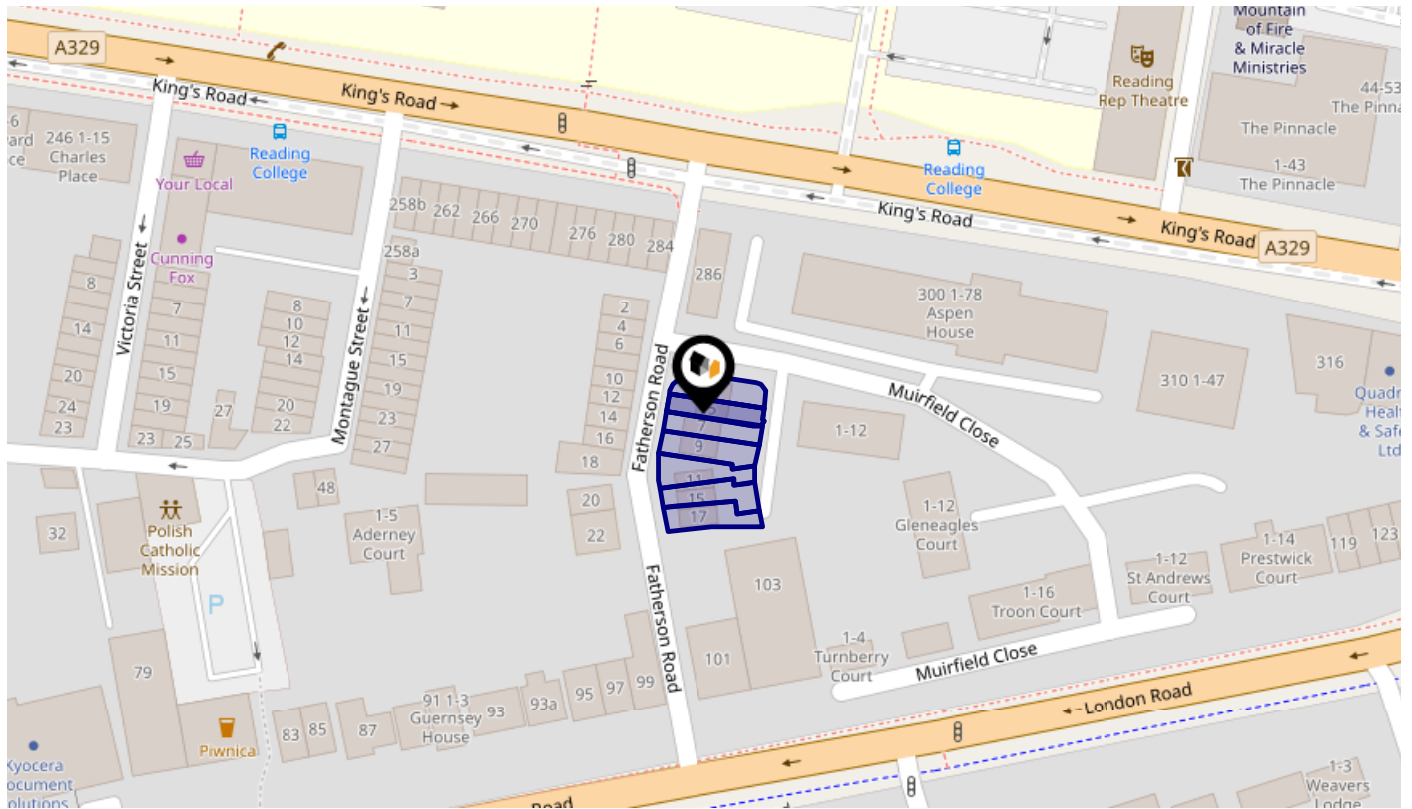
Maiden Erlegh Ward

# Maps

## Rail Noise



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

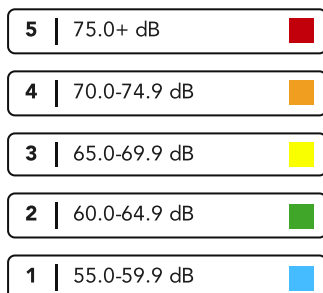


### Rail Noise Data

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:

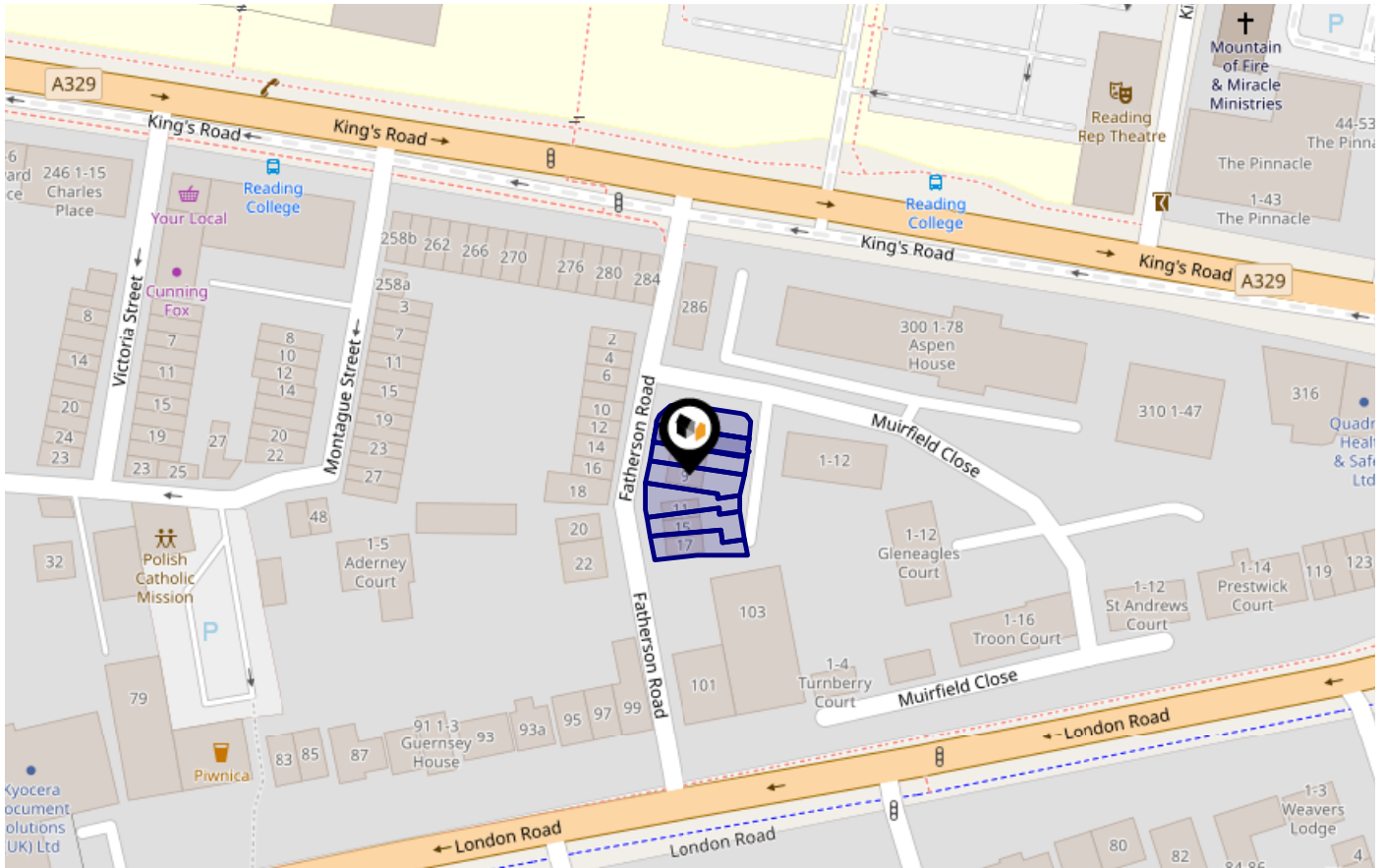


# Flood Risk

## 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:

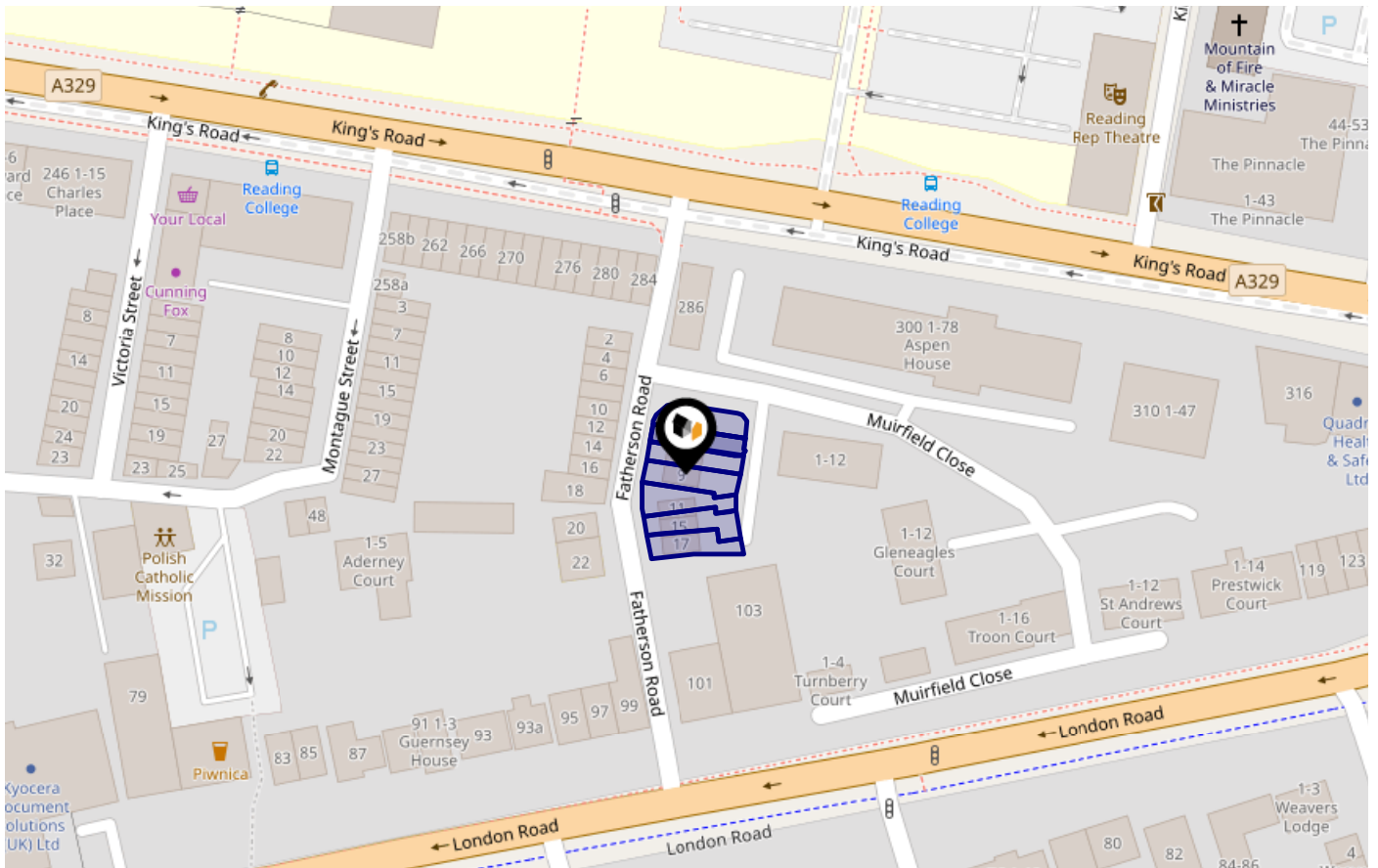


# Flood Risk

## 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.

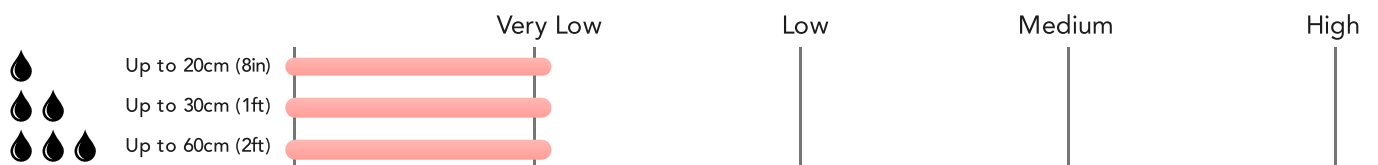


Risk Rating: Very low

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- 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:

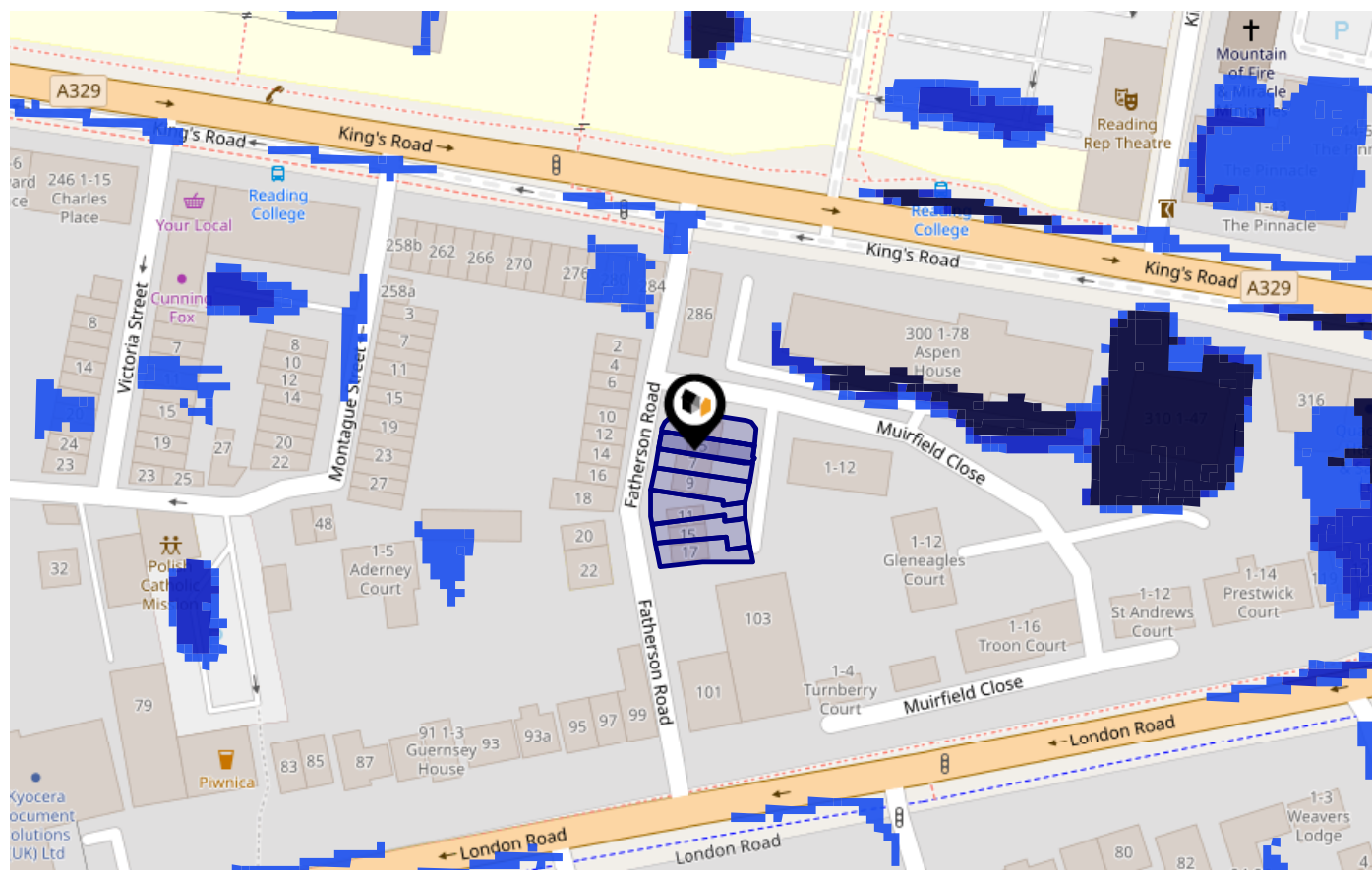


# Flood Risk

## 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.

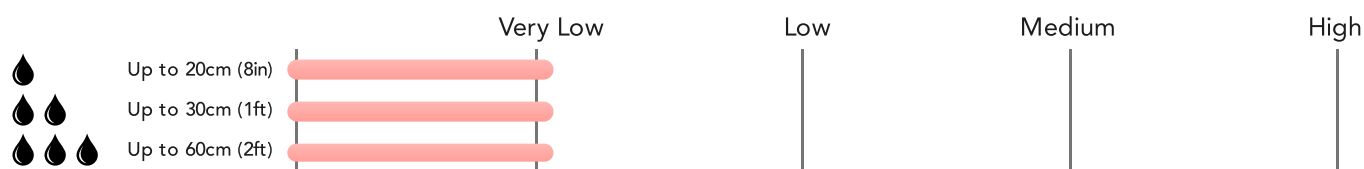


**Risk Rating: Very low**

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

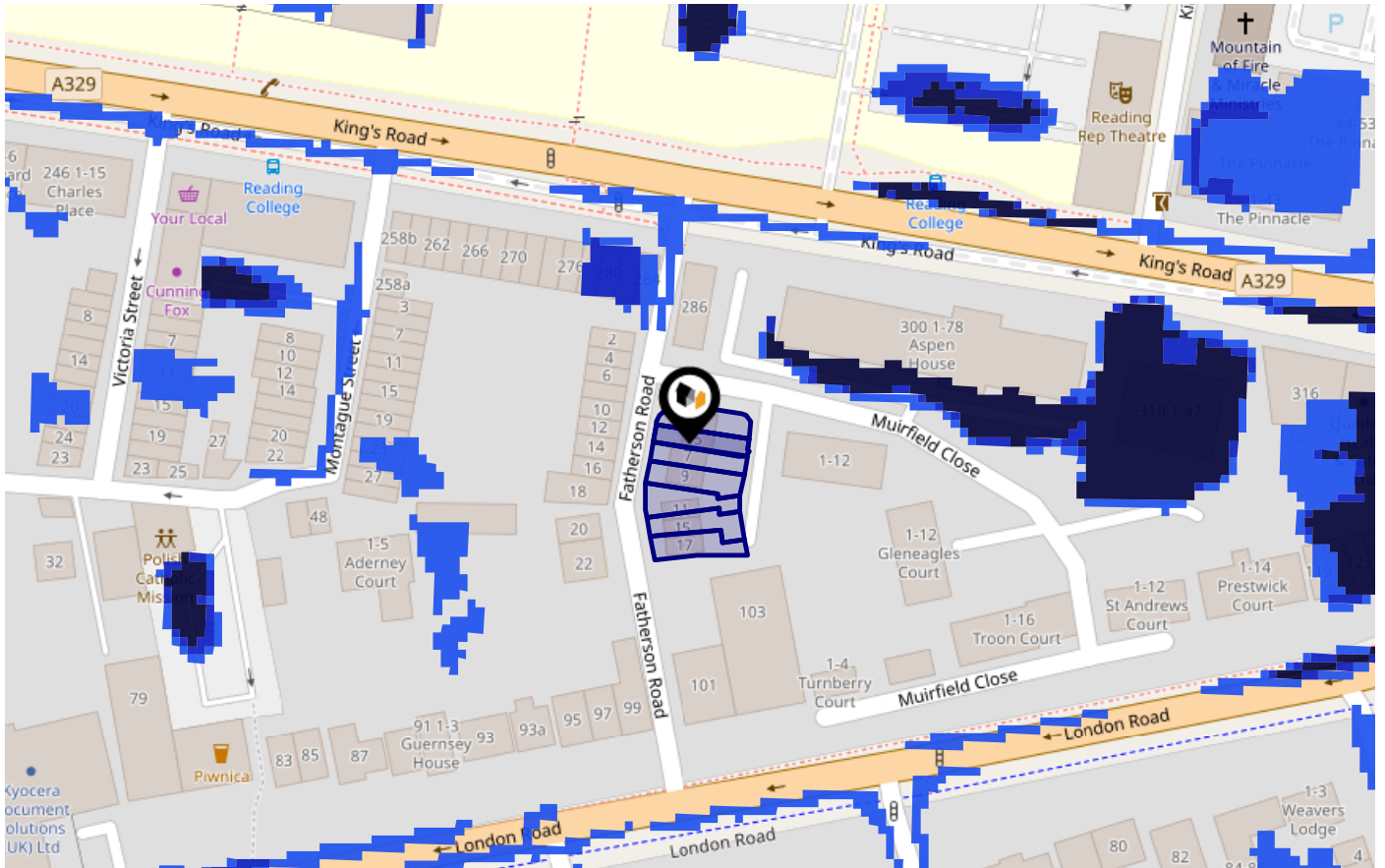


# Flood Risk

## 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

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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Chance of flooding to the following depths at this property:

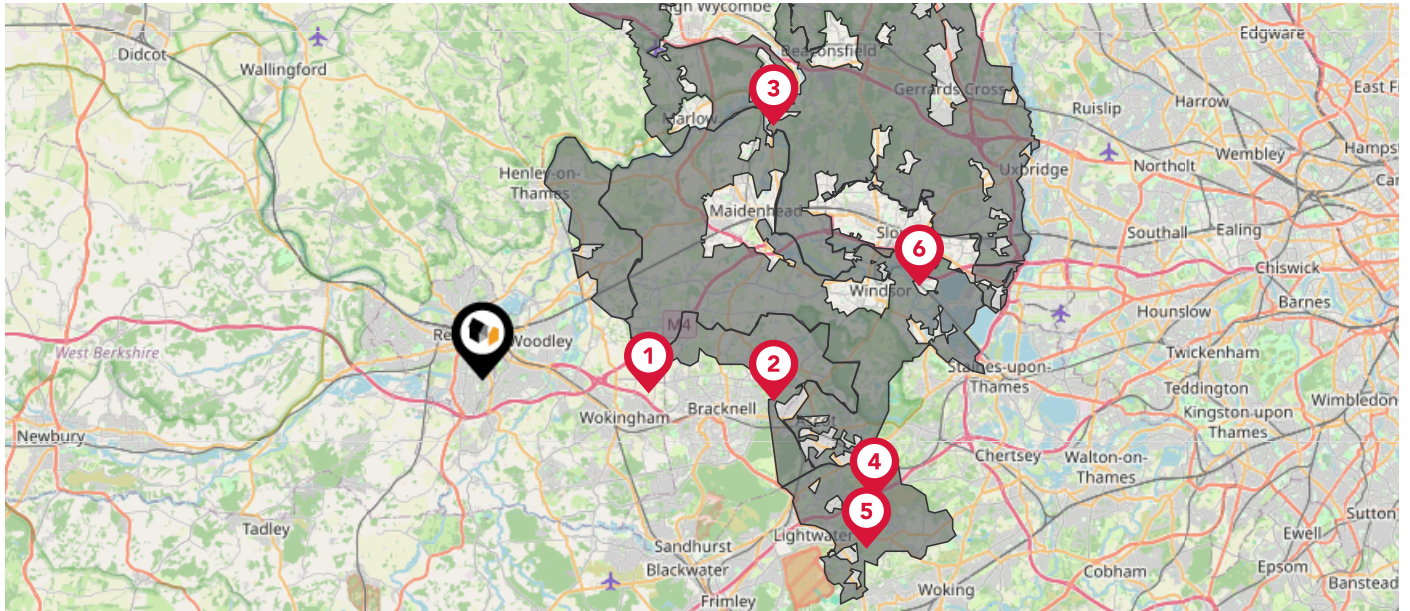


# Maps

## Green Belt



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



### Nearby Green Belt Land

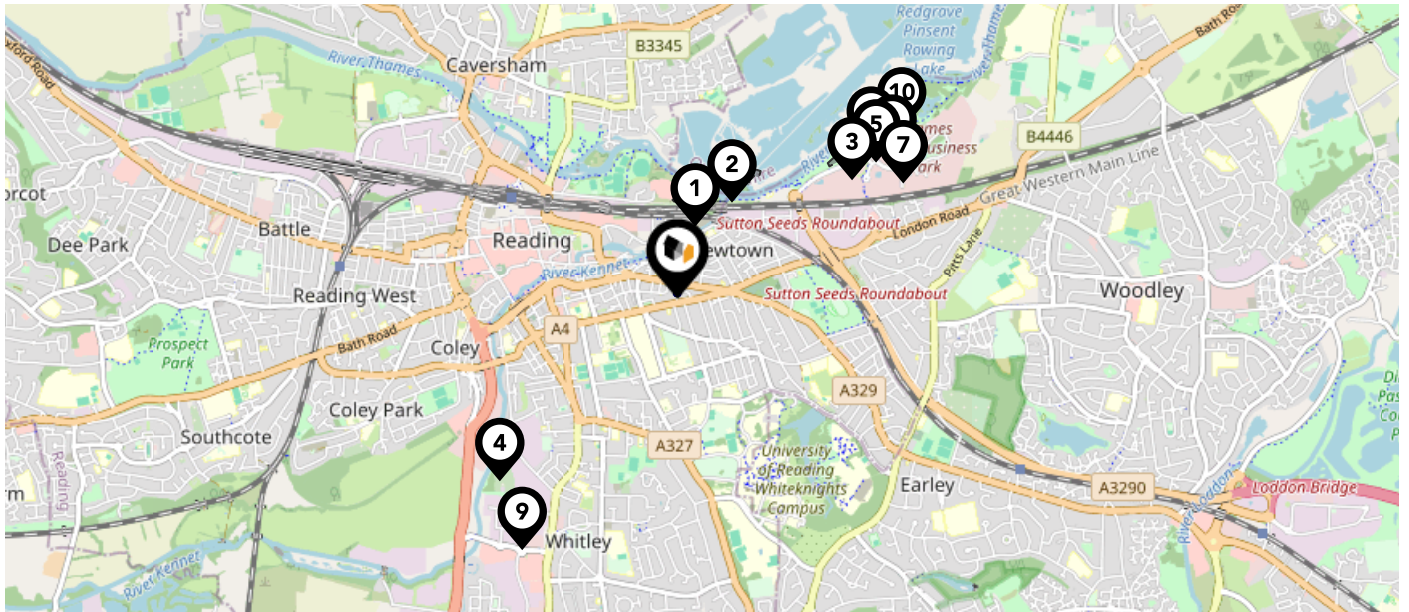
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Buckinghamshire
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath
-  London Green Belt - Slough

# 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

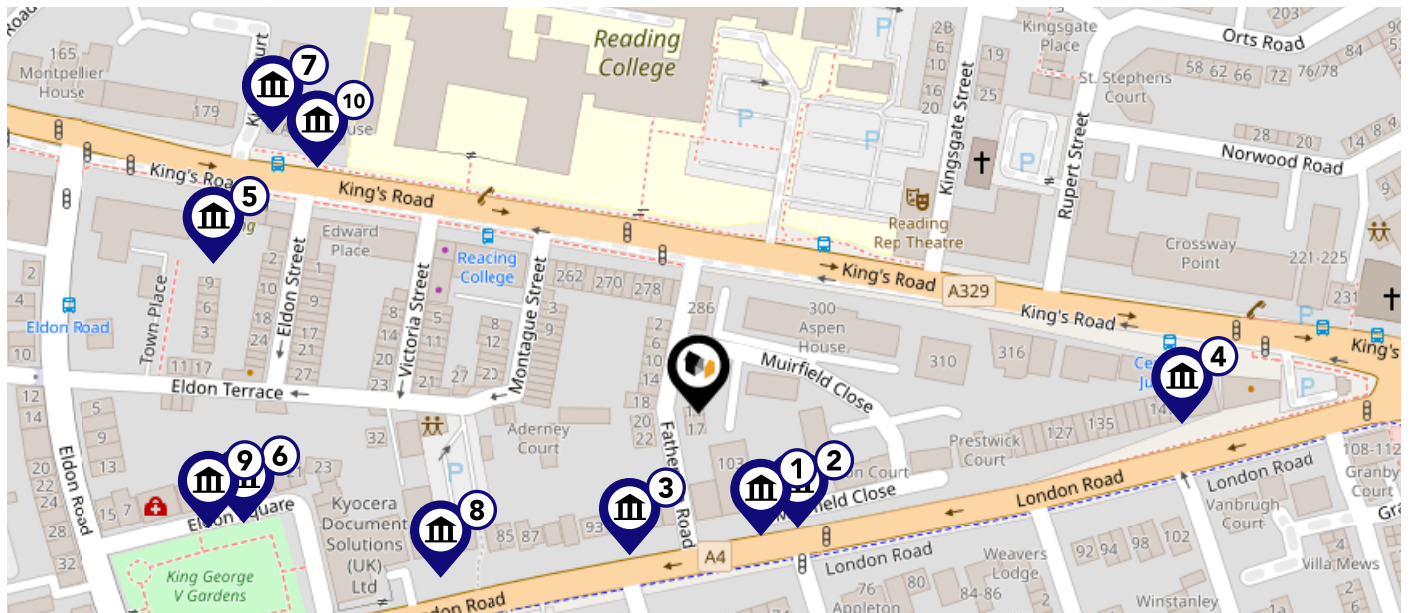
<b>1</b>	Napier Road-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Deans Farm-Redlands Pit, Reading, Caversham, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Thames Valley Park-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Waterloo Meadows-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Thames Valley Park-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Thames Valley Park-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Thames Valley Park-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Thames Valley Park-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Craddock Road-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Thames Valley Park-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>











# Maps

## Listed Buildings

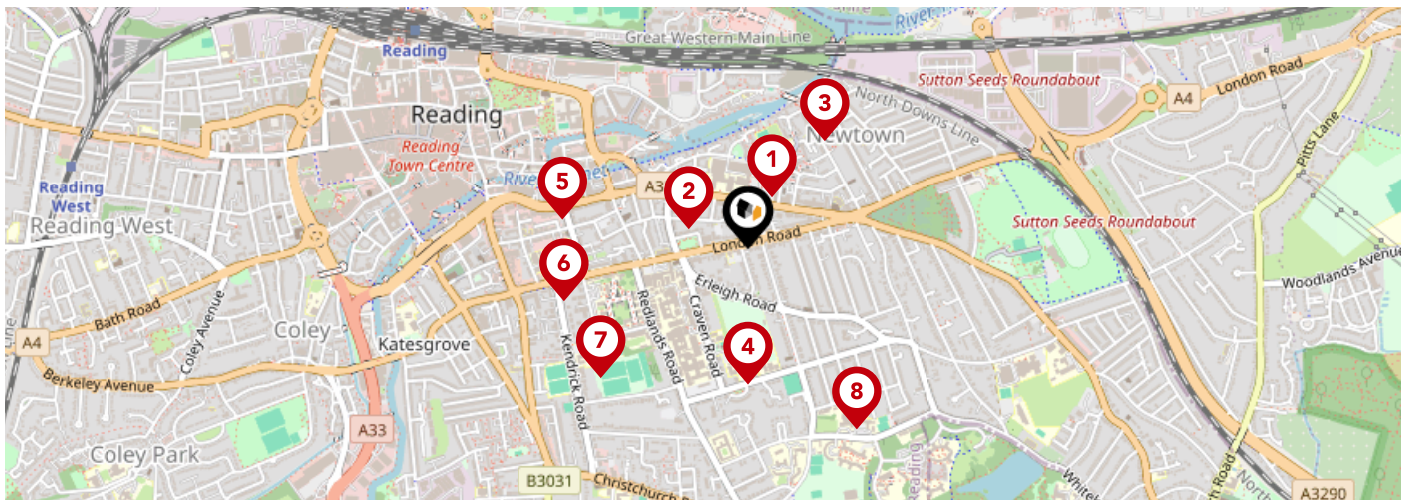


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



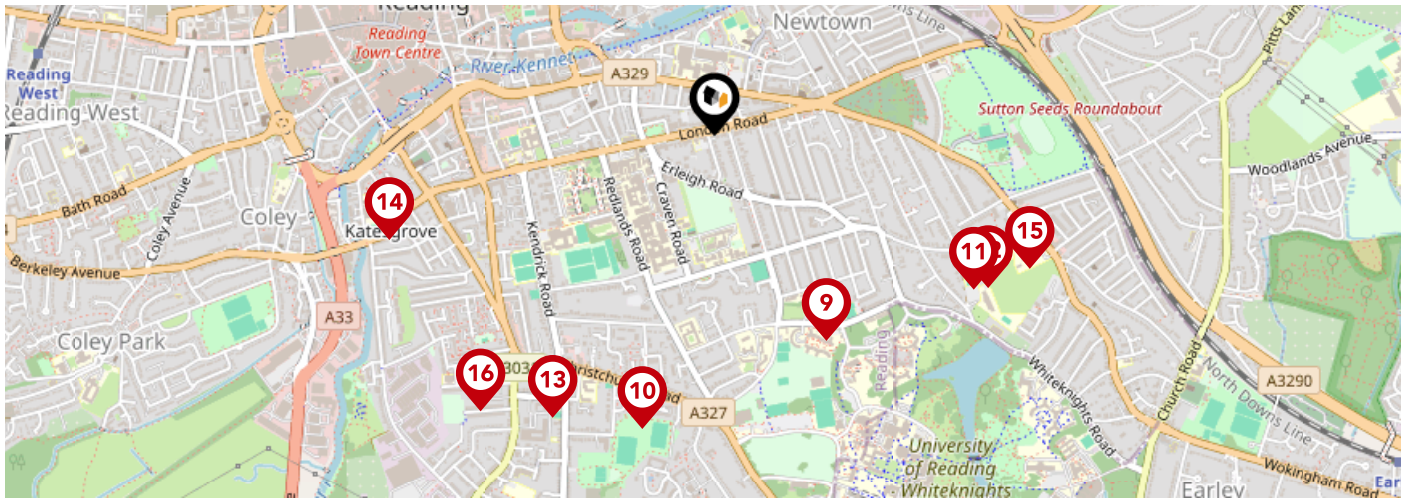
Listed Buildings in the local district	Grade	Distance
 1321927 - 105, London Road	Grade II	0.0 miles
 1303076 - 107, London Road	Grade II	0.0 miles
 1113508 - 95 And 97, London Road	Grade II	0.0 miles
 1113509 - Gladstone Club	Grade II	0.1 miles
 1113502 - 220 And 222, Kings Road	Grade II	0.1 miles
 1113469 - 17, Eldon Square	Grade II	0.1 miles
 1113499 - 185, Kings Road	Grade II	0.1 miles
 1321926 - 81, London Road	Grade II	0.1 miles
 1155144 - 13 And 15, Eldon Square	Grade II	0.1 miles
 1321921 - 187 And 189, Kings Road	Grade II	0.1 miles

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St John's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 453   Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Red Balloon Learner Centre Reading</b> Ofsted Rating: Not Rated   Pupils: 23   Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>New Town Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Reading School</b> Ofsted Rating: Outstanding   Pupils: 1138   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Deenway Montessori School</b> Ofsted Rating: Requires improvement   Pupils: 58   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kendrick School</b> Ofsted Rating: Outstanding   Pupils: 903   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Abbey School Reading</b> Ofsted Rating: Not Rated   Pupils: 993   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Redlands Primary School</b> Ofsted Rating: Requires improvement   Pupils: 213   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

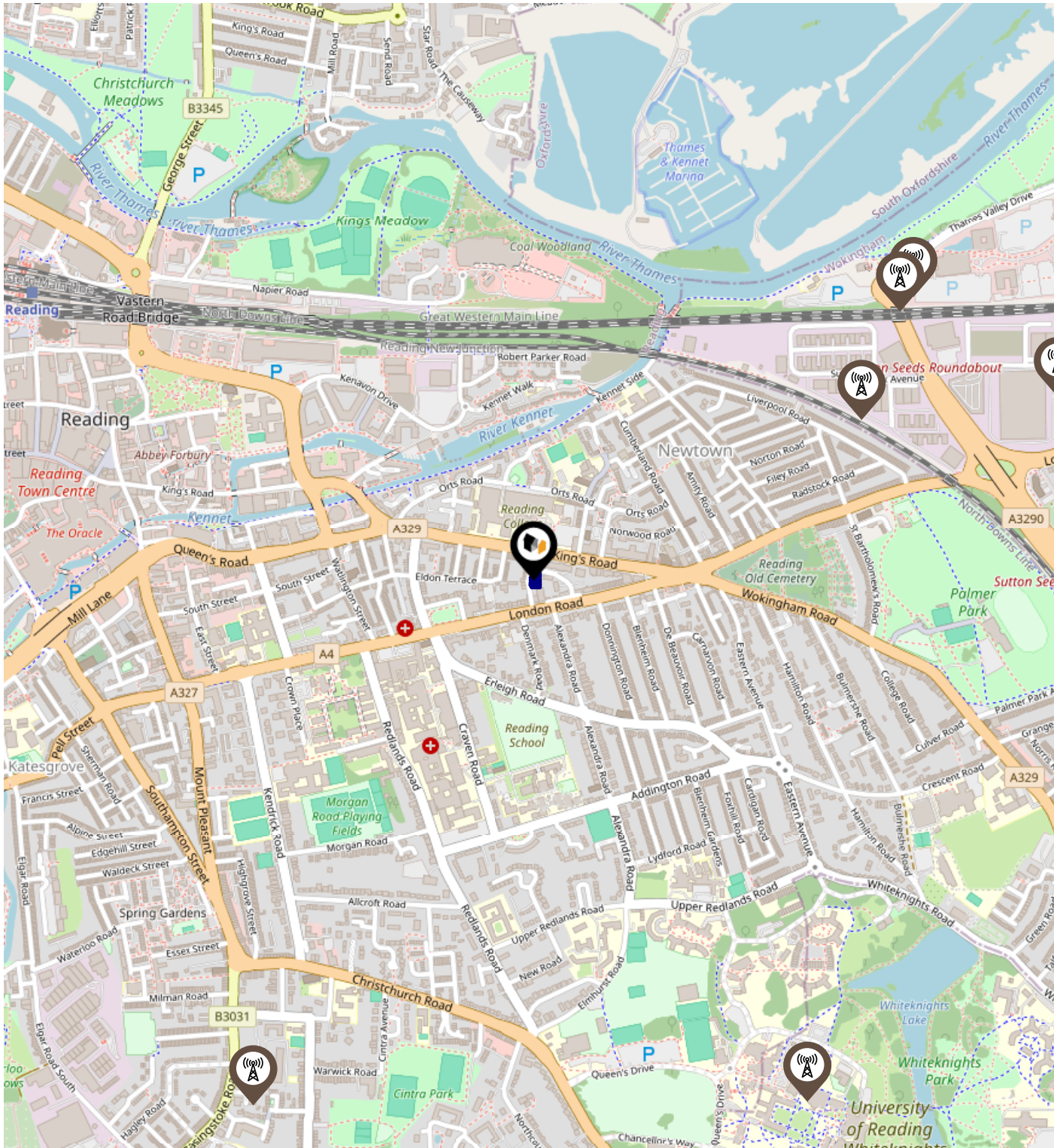
# Area Schools





		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Joseph's College</b> Ofsted Rating: Not Rated   Pupils: 579   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Hamilton School</b> Ofsted Rating: Good   Pupils: 60   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Maiden Erlegh School in Reading</b> Ofsted Rating: Good   Pupils: 888   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>UTC Reading</b> Ofsted Rating: Serious Weaknesses   Pupils: 395   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Trinity Christian School</b> Ofsted Rating: Not Rated   Pupils: 21   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Katesgrove Primary School</b> Ofsted Rating: Good   Pupils: 692   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Alfred Sutton Primary School</b> Ofsted Rating: Good   Pupils: 683   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>New Christ Church Church of England Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:0.84	<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

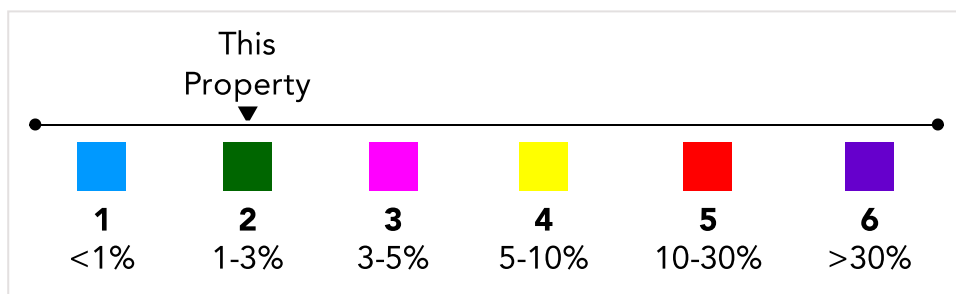
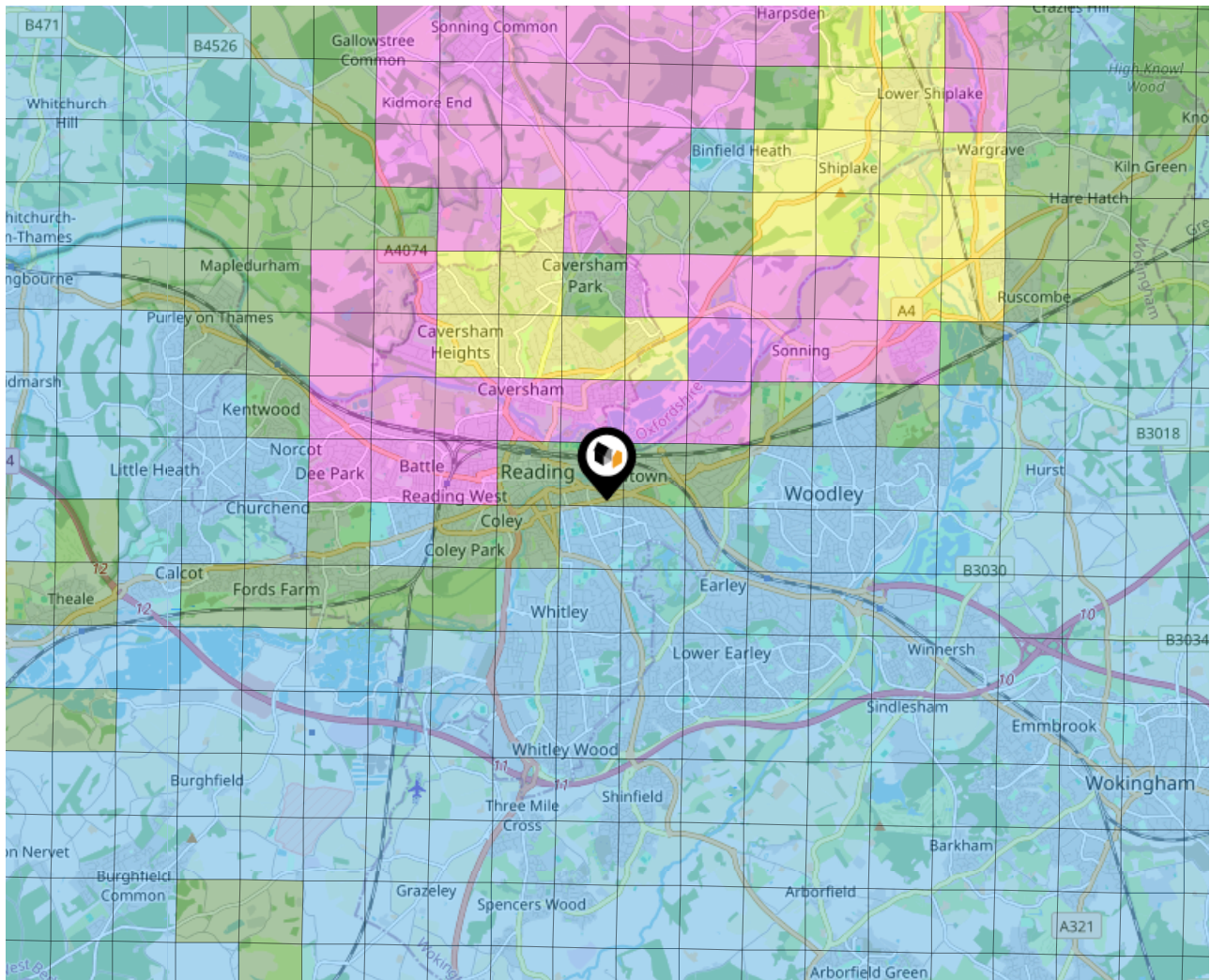
# Environment

## Radon Gas

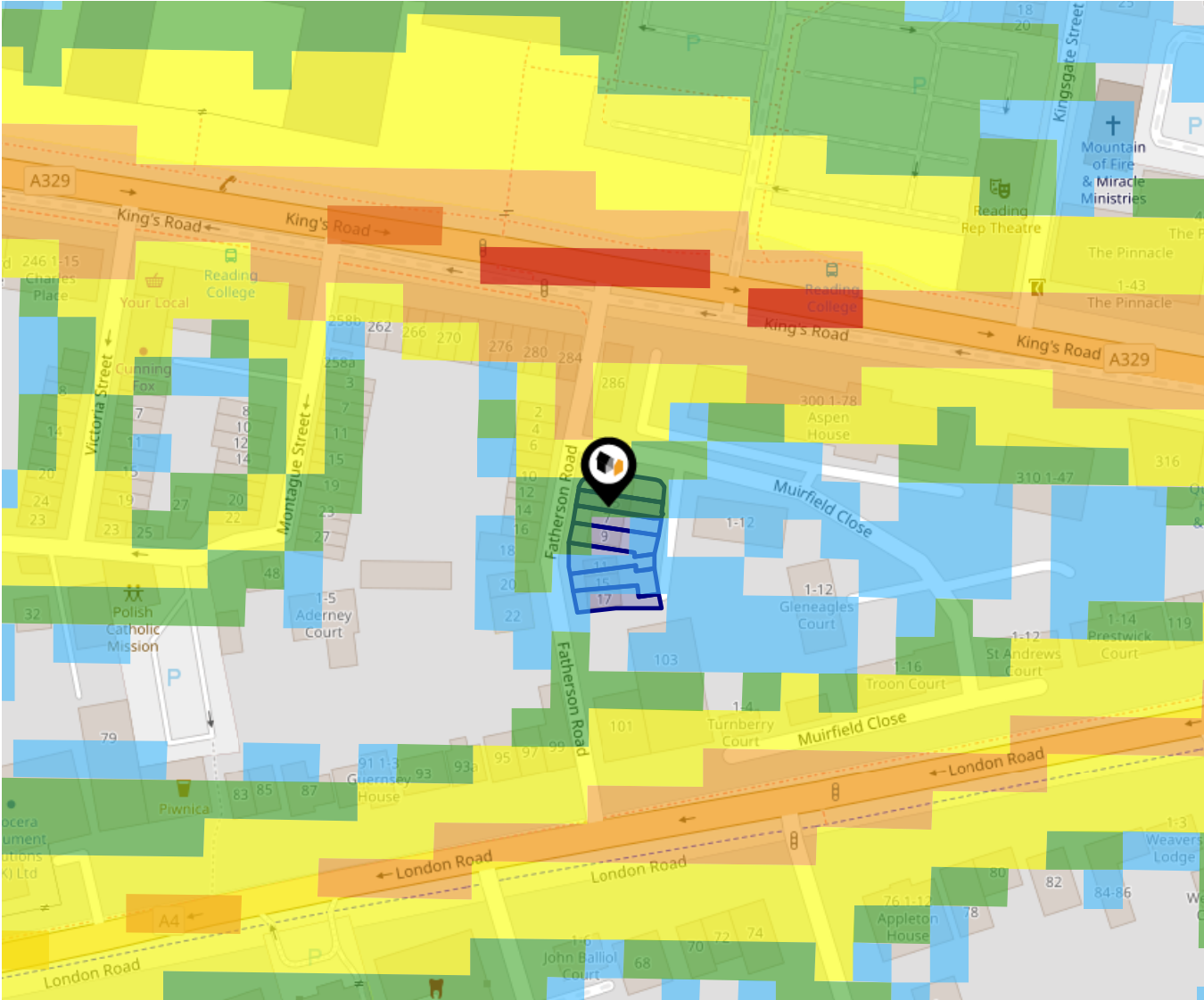


### What is Radon?

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

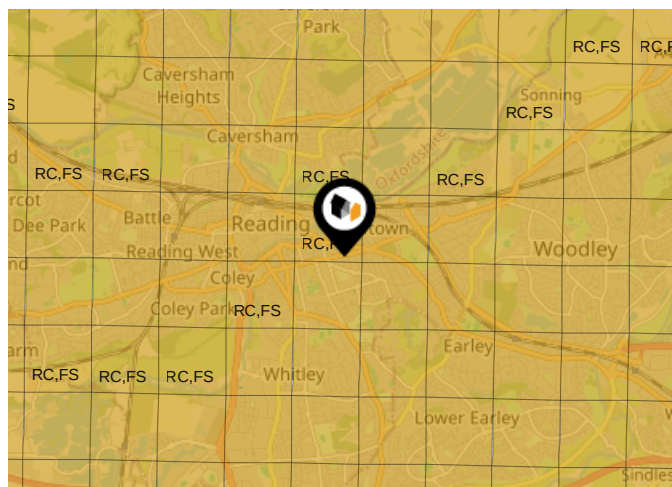


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

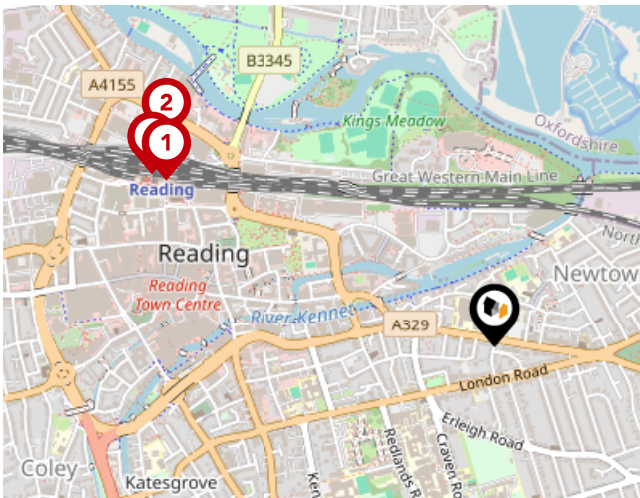
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



### Primary Classifications (Most Common Clay Types)

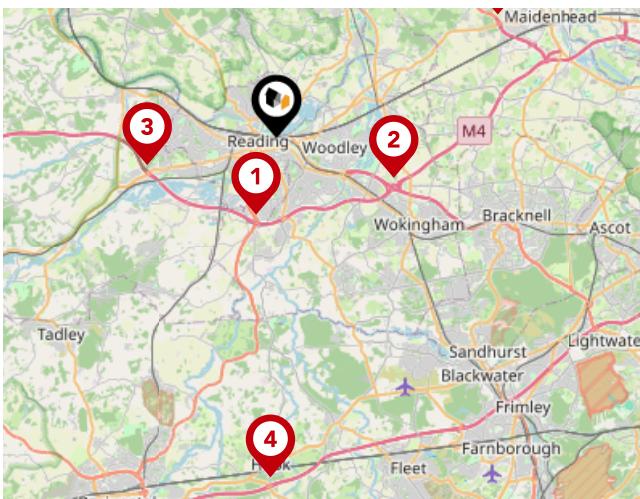
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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)



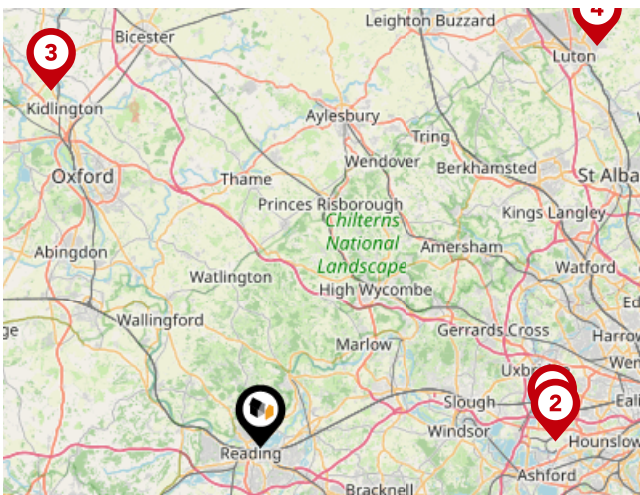
## National Rail Stations

Pin	Name	Distance
1	Reading Rail Station	0.85 miles
2	Reading Rail Station	0.9 miles
3	Reading Rail Station	0.89 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	2.9 miles
2	M4 J10	4.56 miles
3	M4 J12	4.88 miles
4	M3 J5	12.57 miles
5	A404(M) J9	9.36 miles

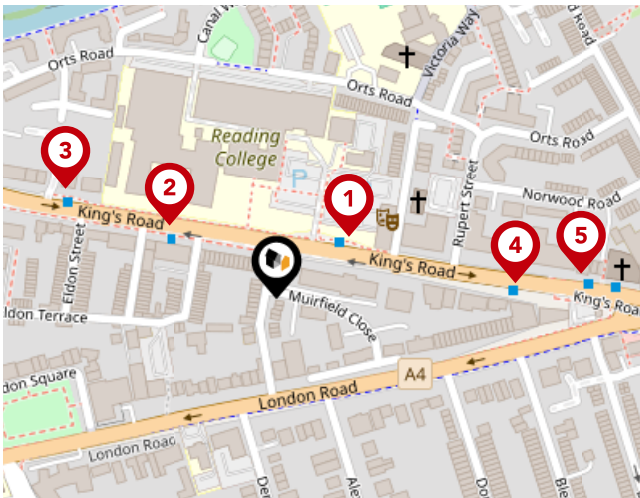


## Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	21.66 miles
2	Heathrow Airport Terminal 4	21.84 miles
3	Kidlington	30.44 miles
4	Luton Airport	38.53 miles

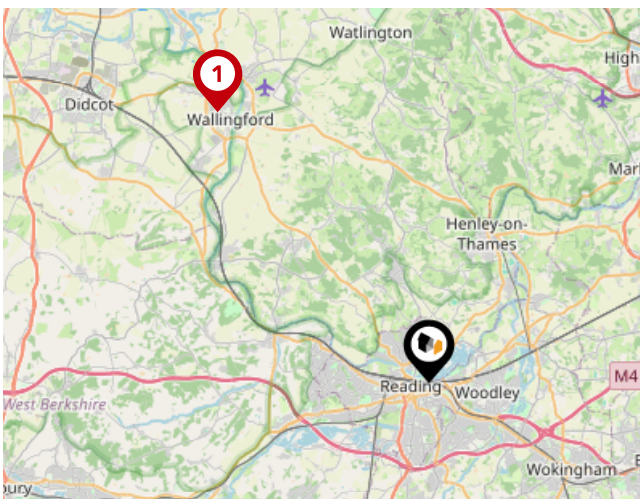
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Reading College	0.05 miles
2	Reading College	0.08 miles
3	Eldon Road	0.14 miles
4	Cemetery Junction	0.14 miles
5	Cemetery Junction	0.18 miles



### Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	12.69 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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