

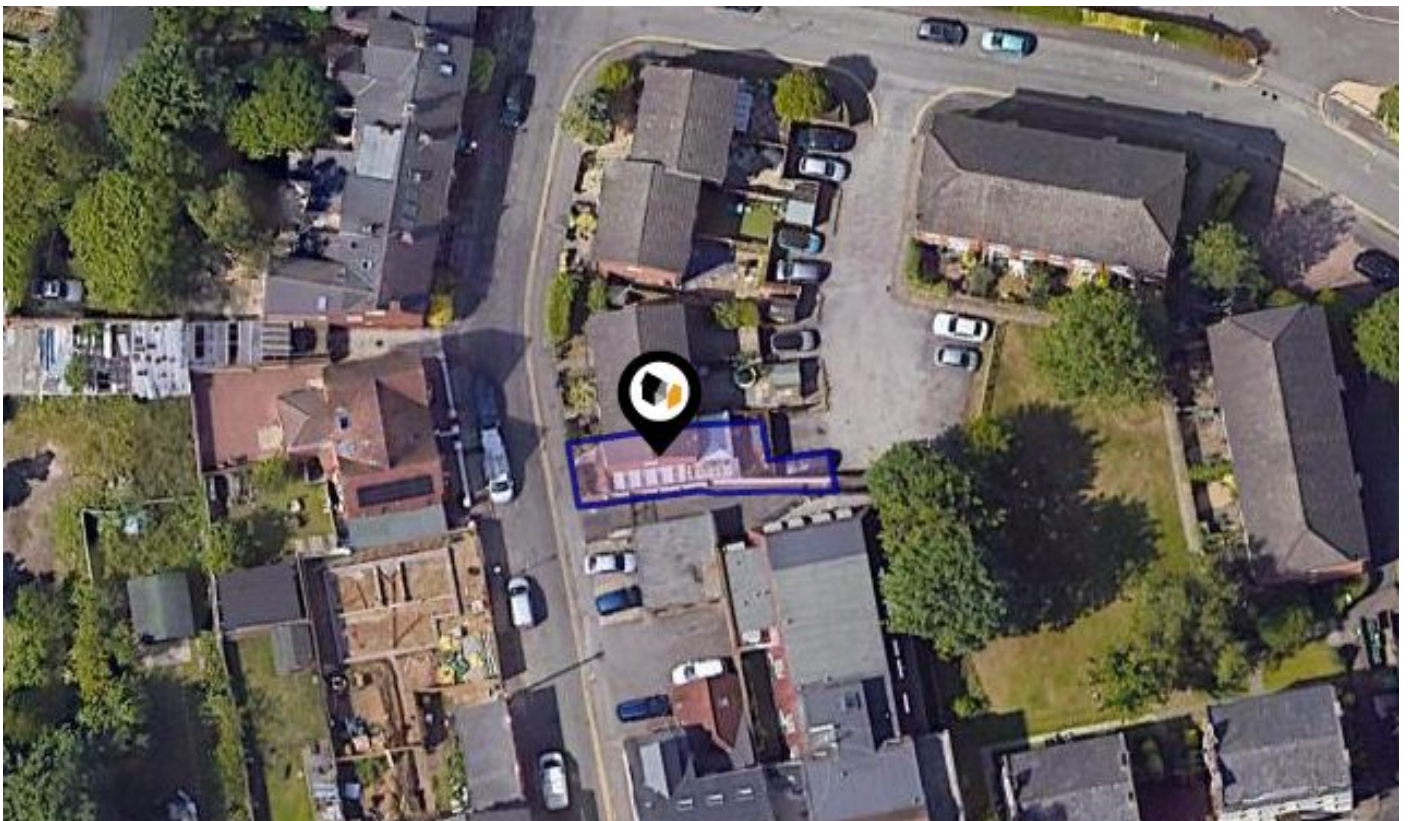


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th July 2026



FATHERSON ROAD, READING, RG1

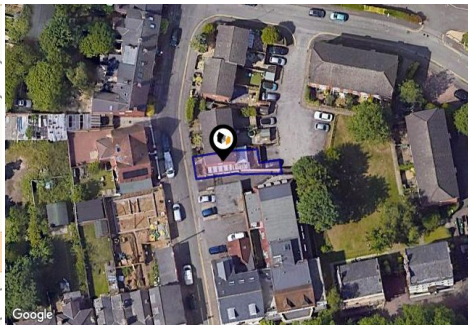
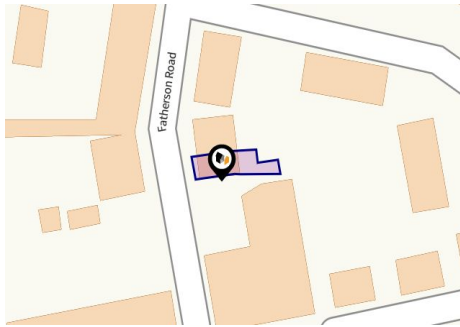
Avocado Property

07769 345086

kiel@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk





Property

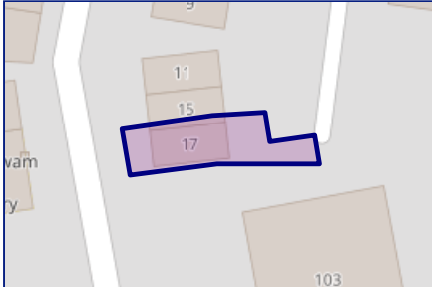
Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	731 ft ² / 68 m ²		
Plot Area:	0.03 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£2,032		
Title Number:	BK212003		

Local Area

Local Authority:	Reading	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	15	80	5500
• Surface Water	Very low	mb/s	mb/s	mb/s
				

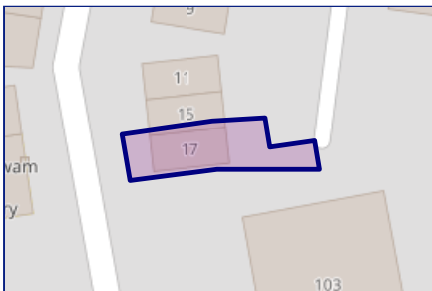
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O ₂	EE	3	O ₂			

Multiple Freehold Title Plans Detected

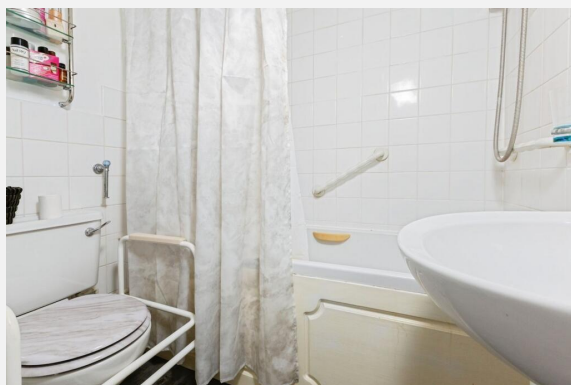
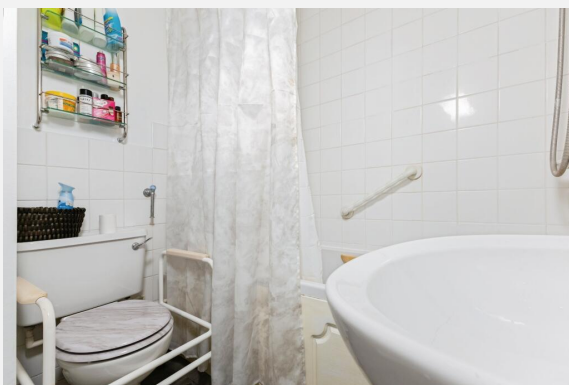


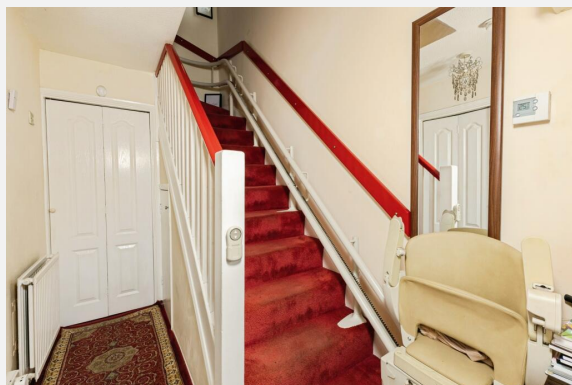
BK210638

Multiple Freehold Title Plans Detected



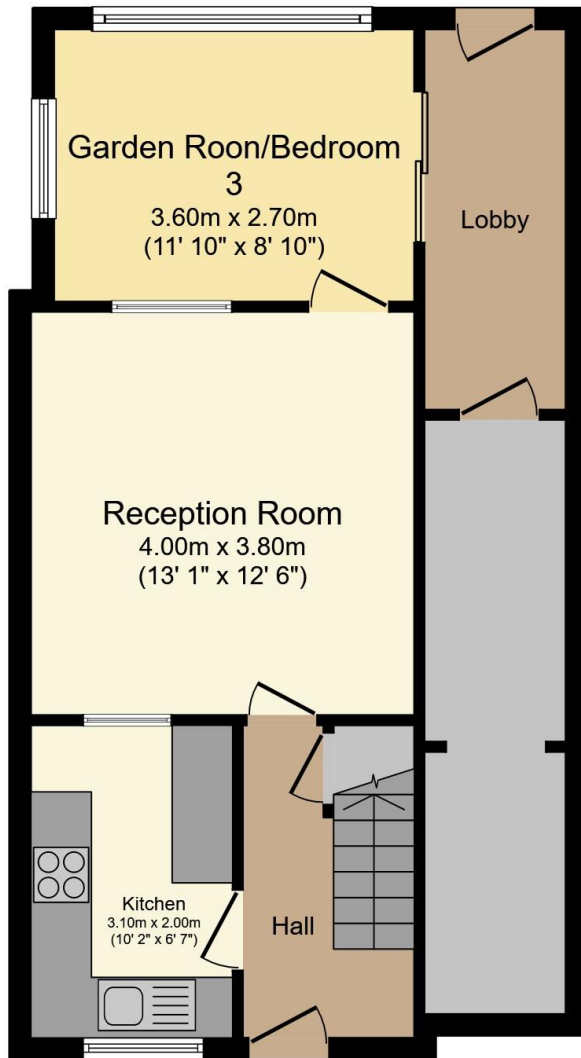
BK212003



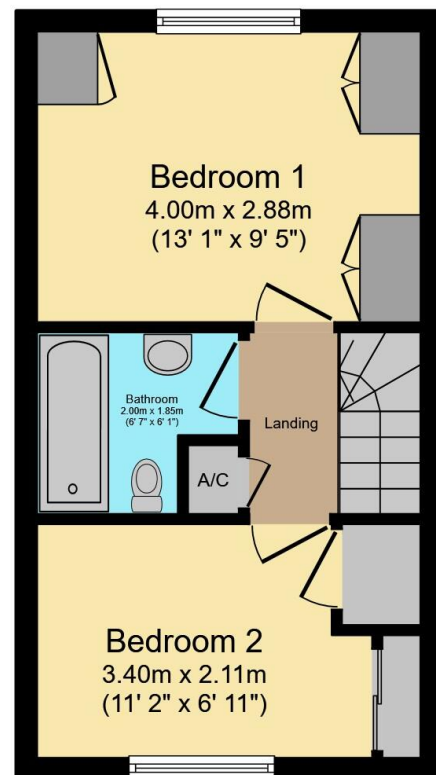




FATHERSON ROAD, READING, RG1



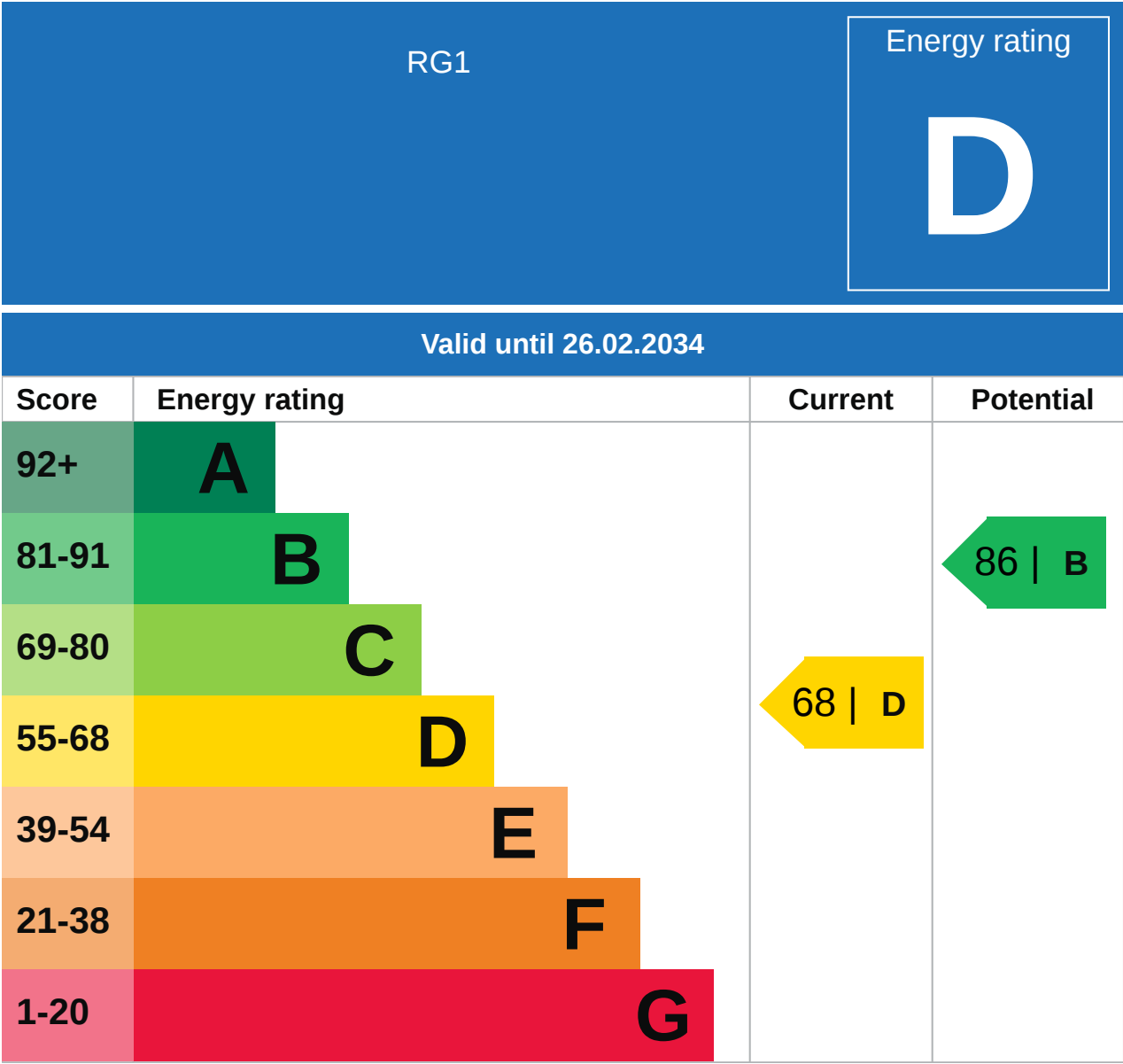
Ground Floor



First Floor

Total floor area 79.4 sq.m. (854 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



Additional EPC Data

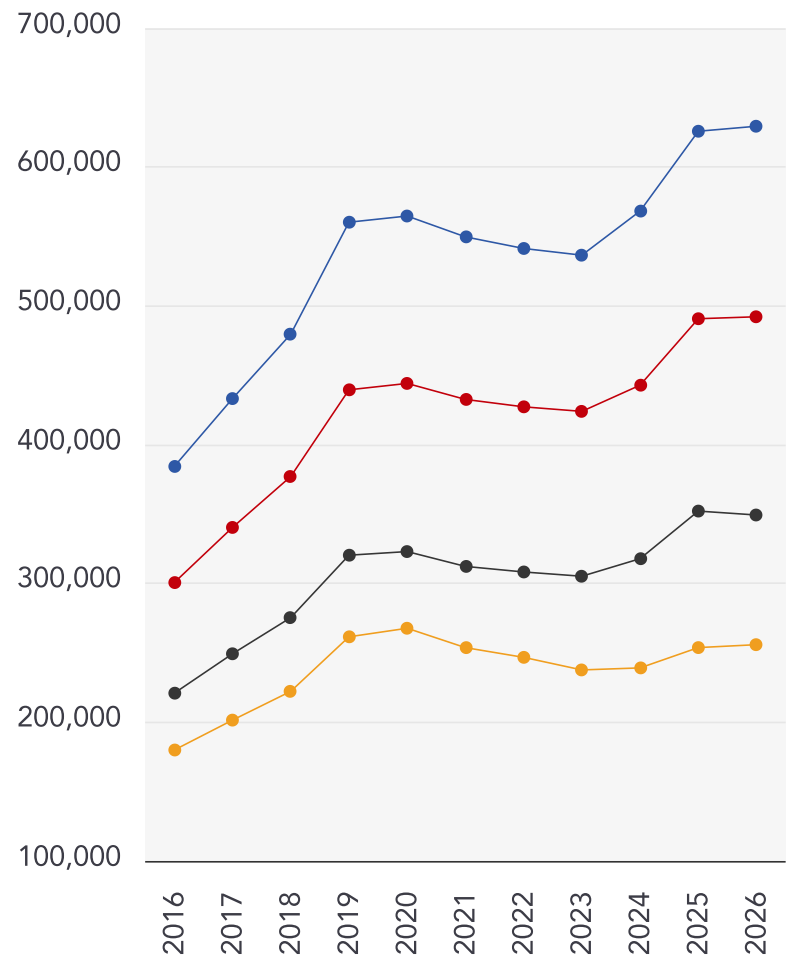
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
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, no insulation (assumed)
Total Floor Area:	68 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%

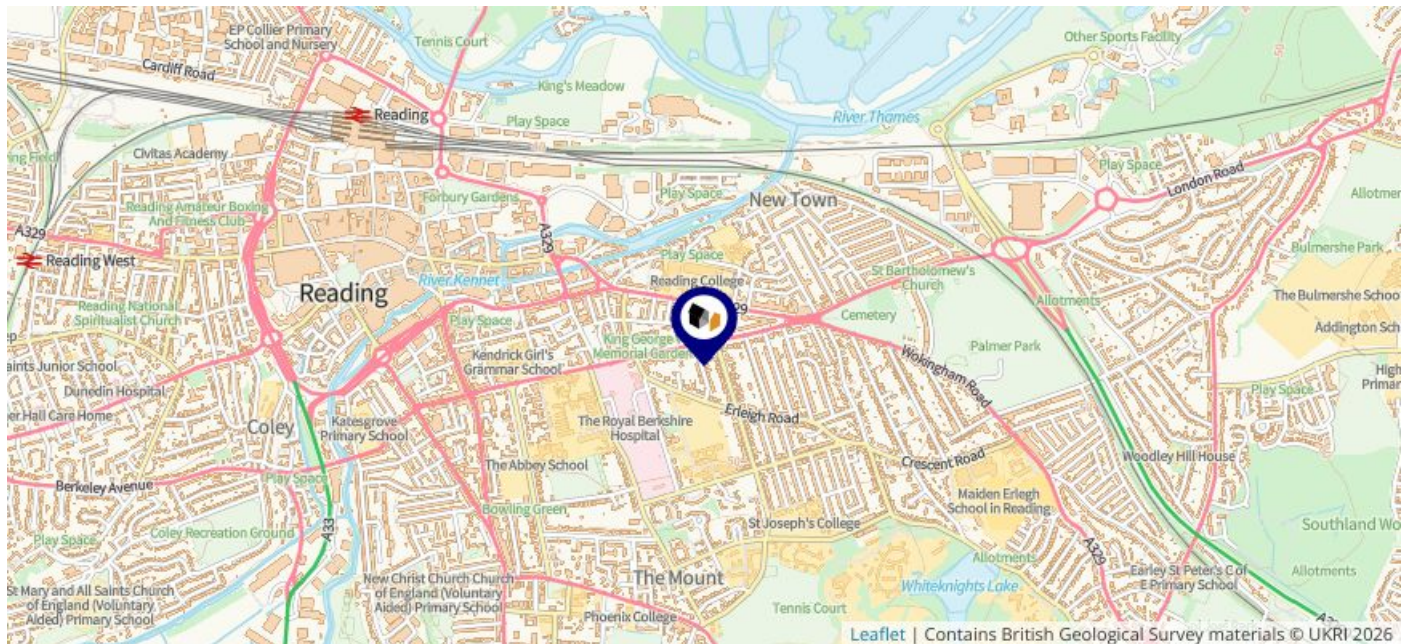
Flat

+42.18%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

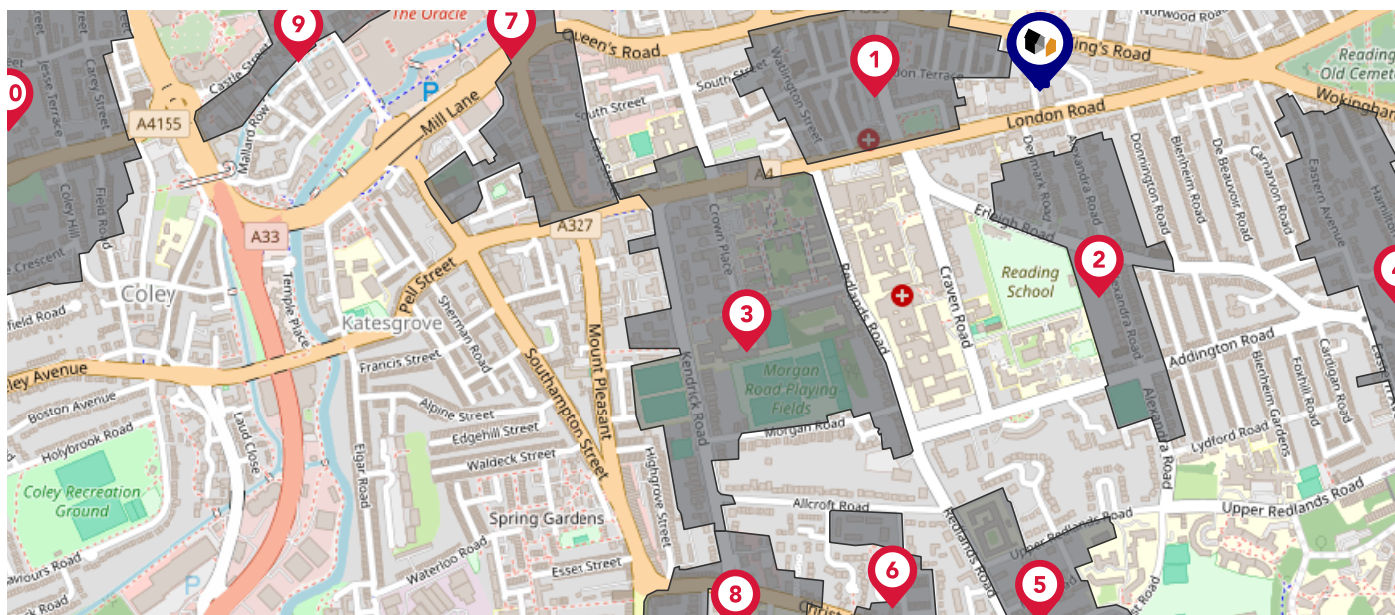
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

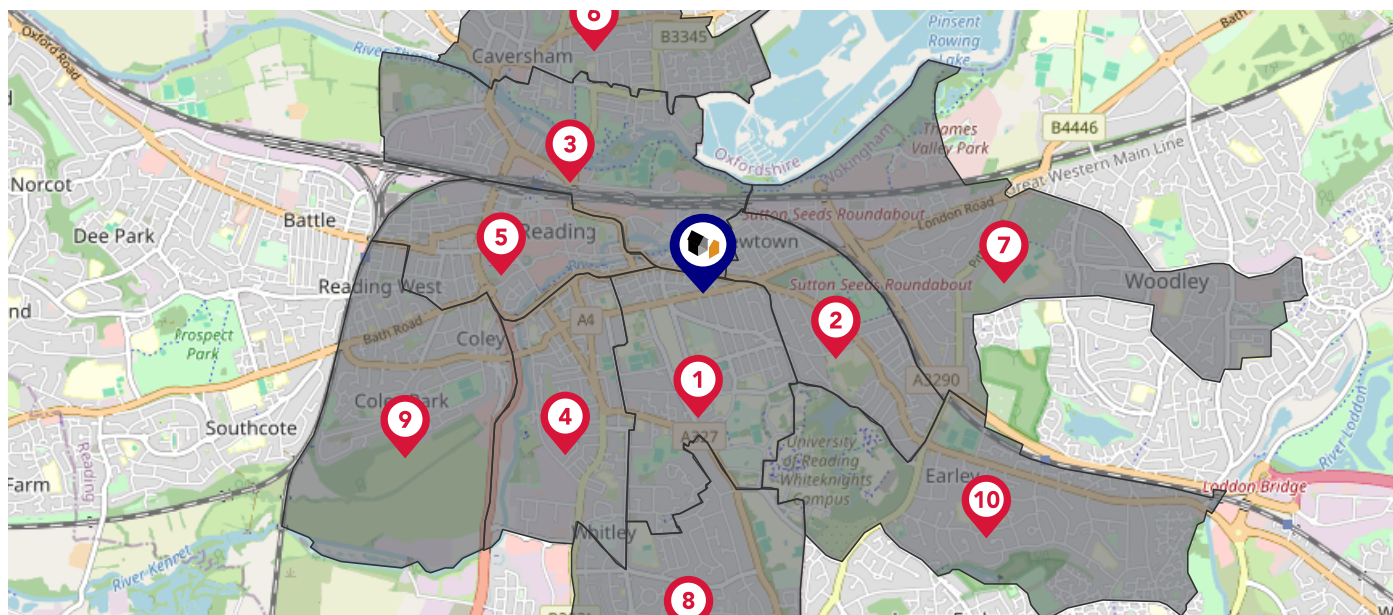
-  Eldon Square
-  Alexandra Road
-  Kendrick Road
-  South Park
-  Redlands
-  The Mount
-  Market Place and London Street
-  Christchurch
-  St Mary's Butts and Castle Street
-  Russell Street and Castle Hill

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

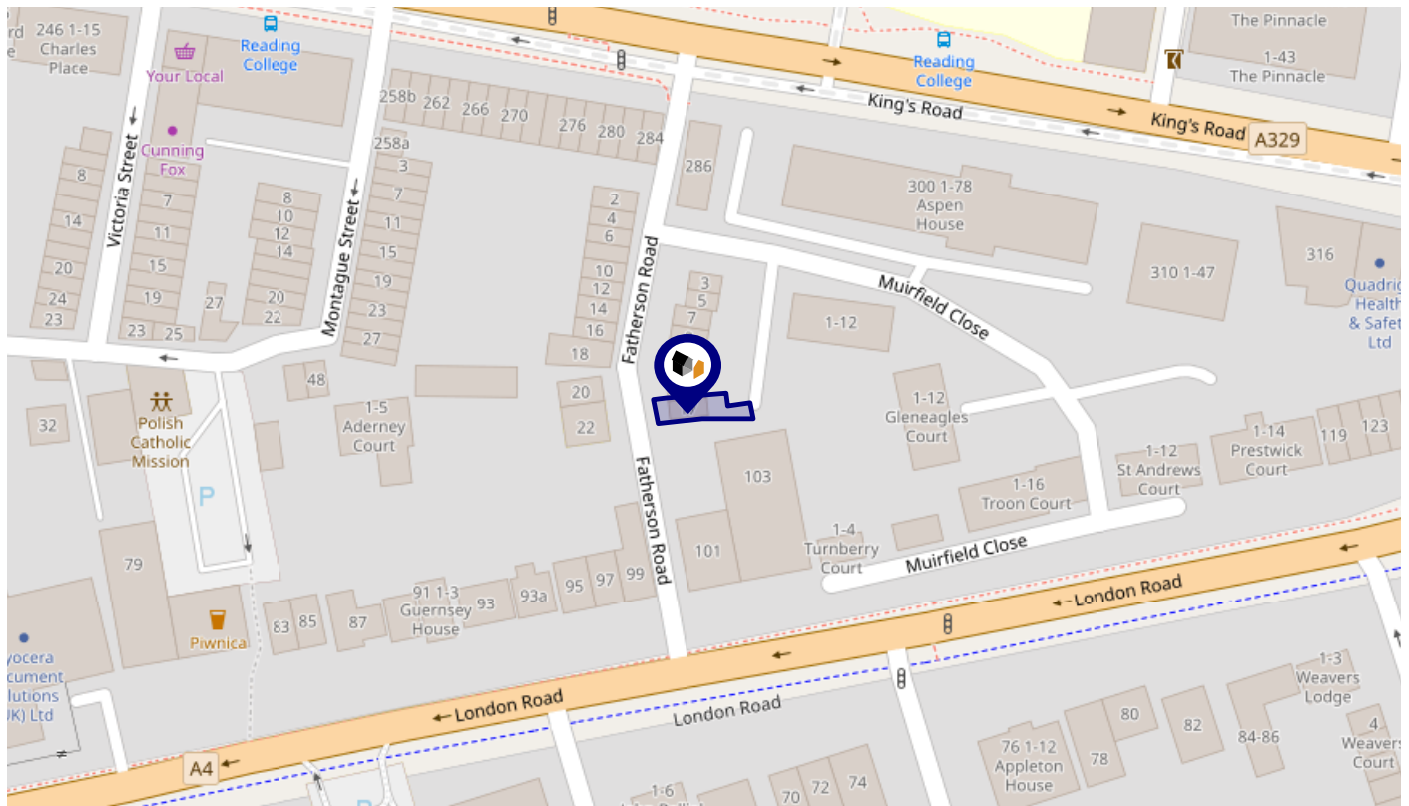


Coley Ward



Maiden Erlegh Ward

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.

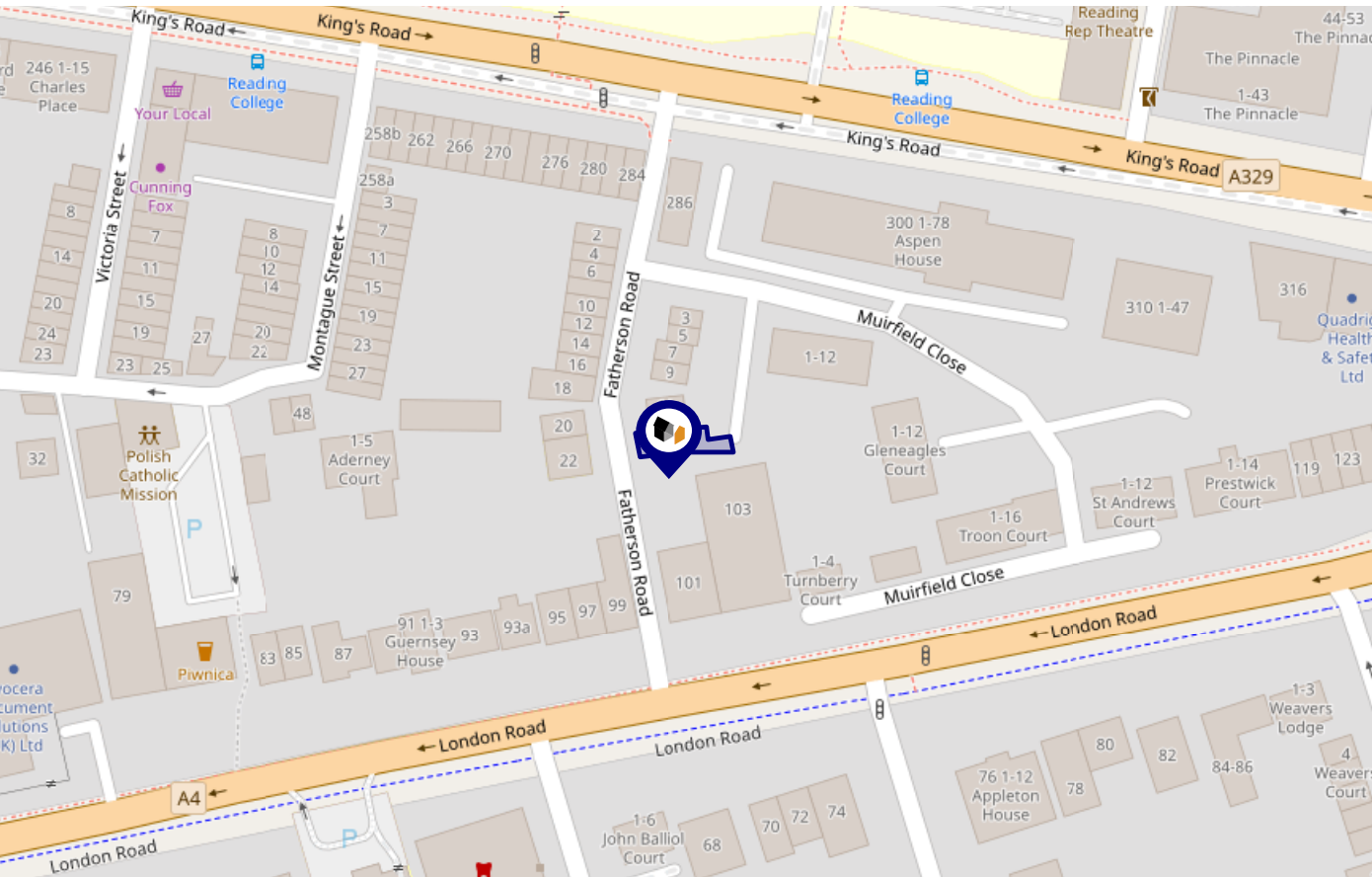
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

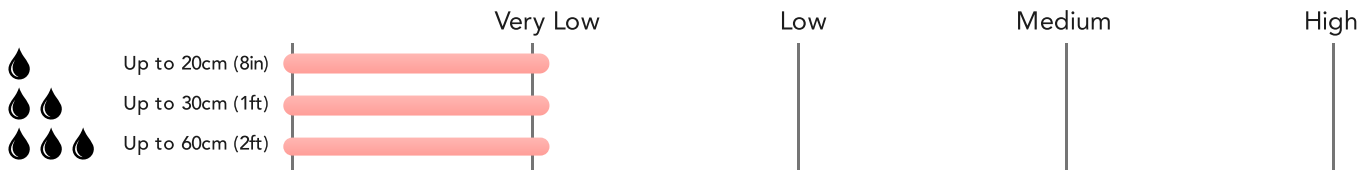


Risk Rating: Very low

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.

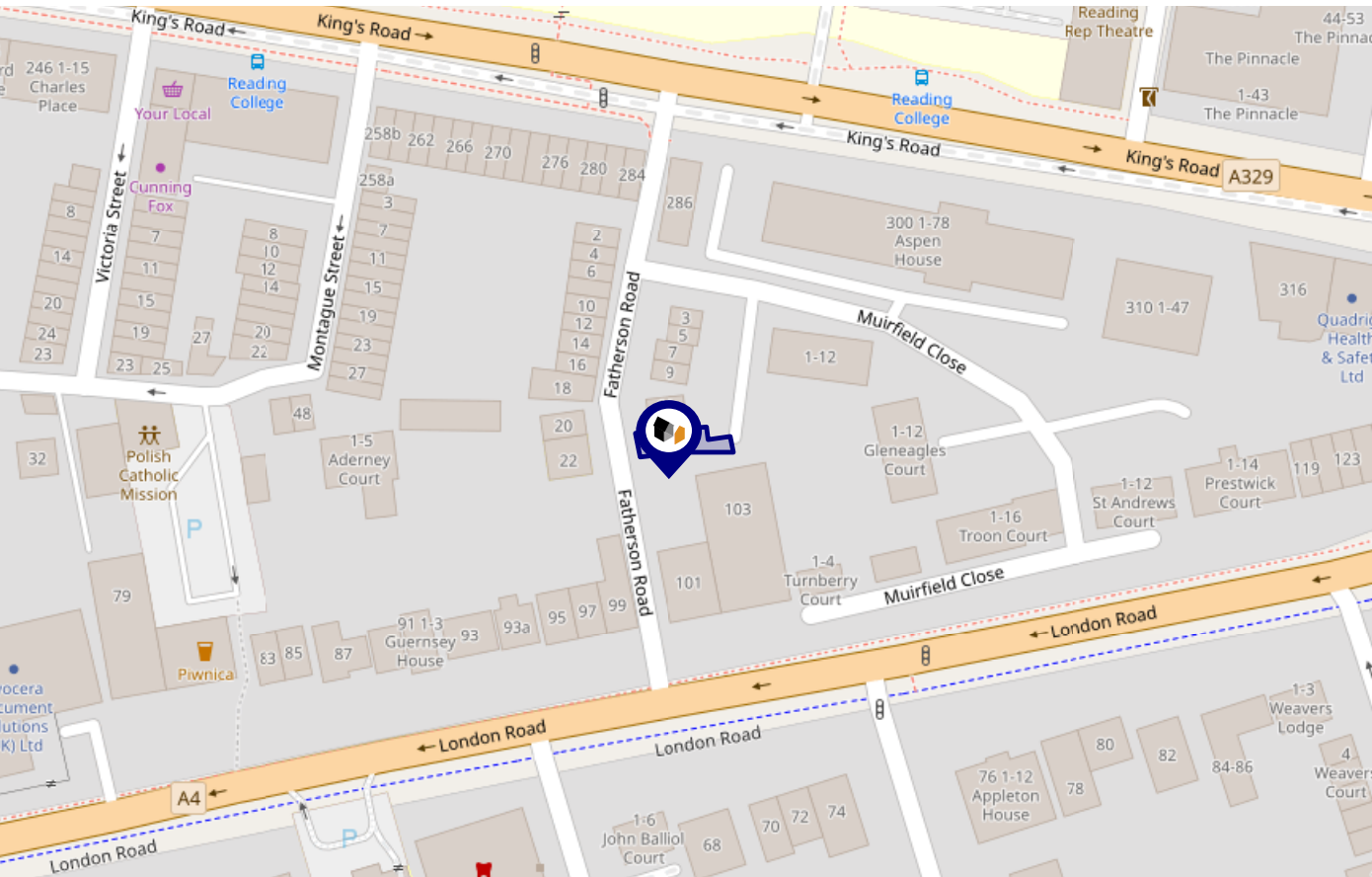
Chance of flooding to the following depths at this property:



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.

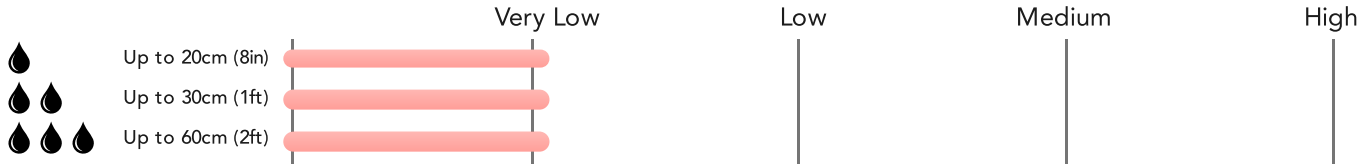


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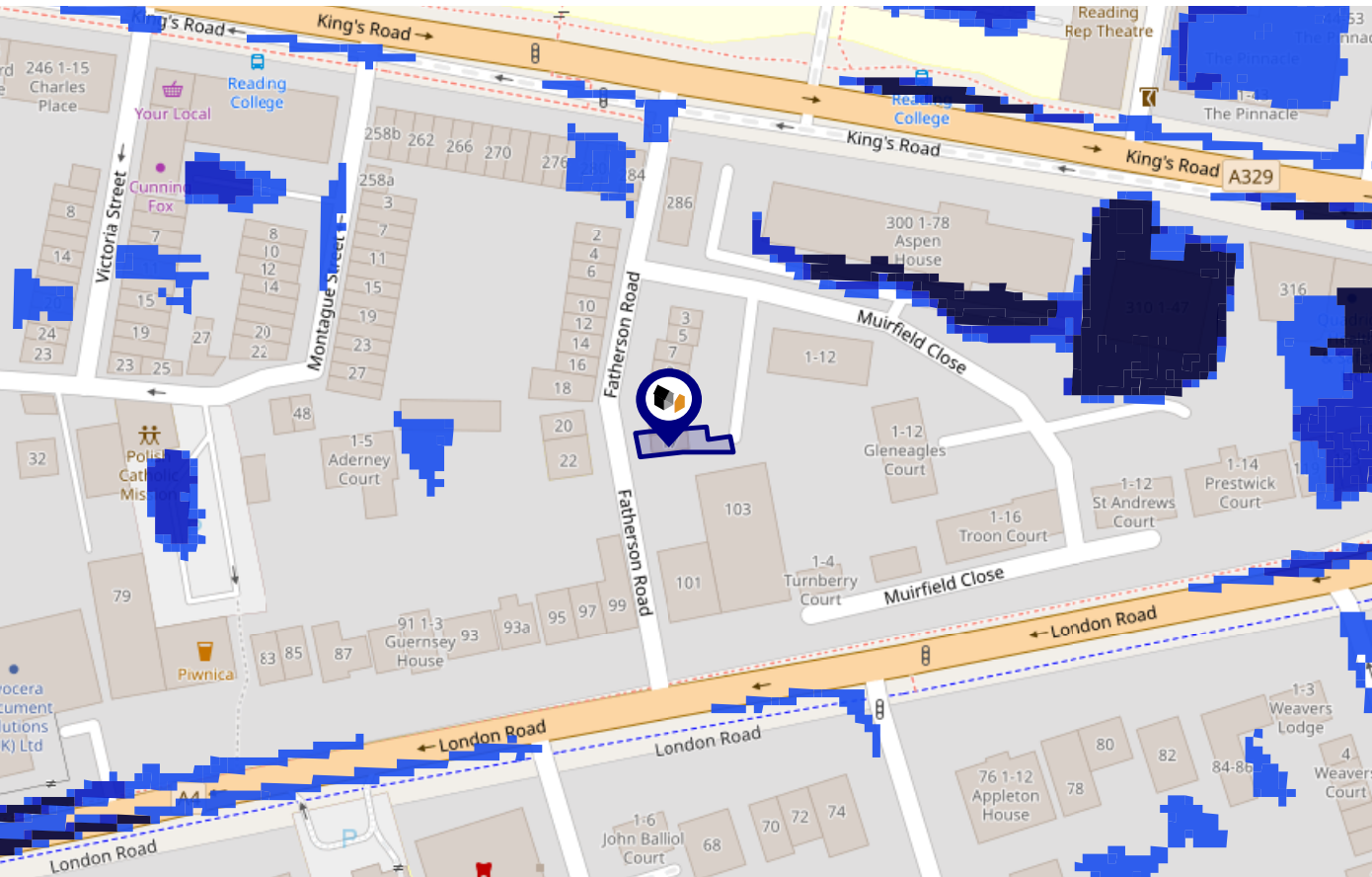
Chance of flooding to the following depths at this property:



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.

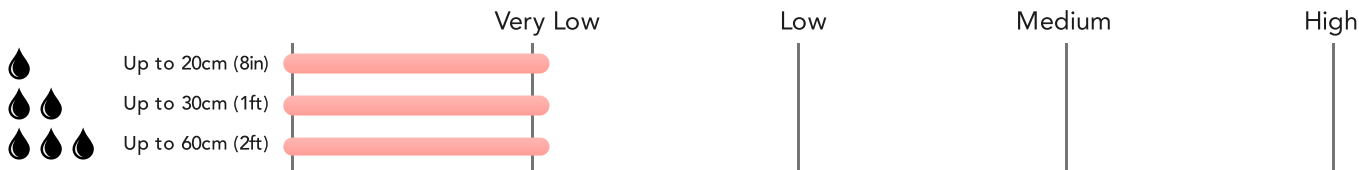


Risk Rating: Very low

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

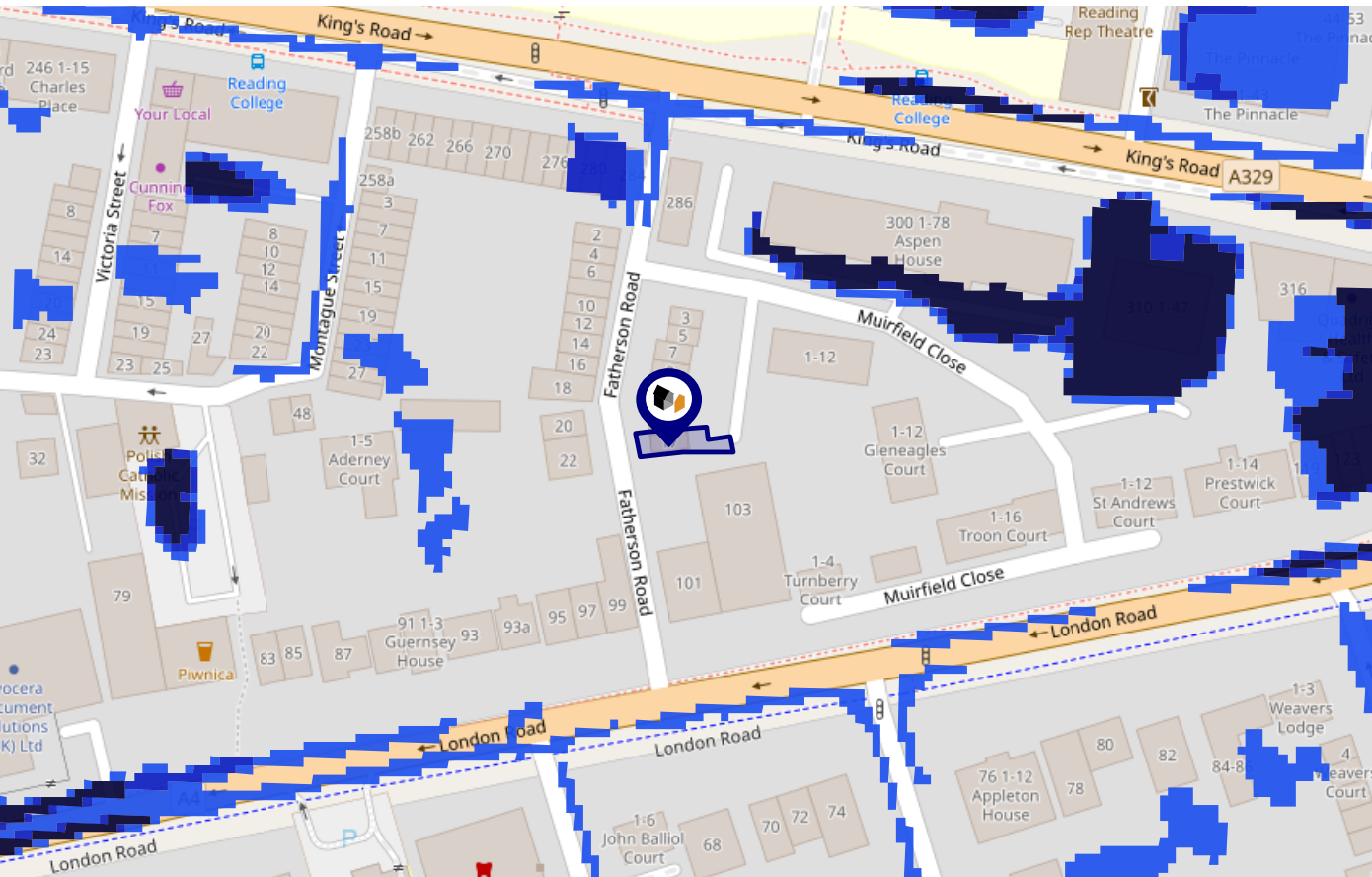
Chance of flooding to the following depths at this property:



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.

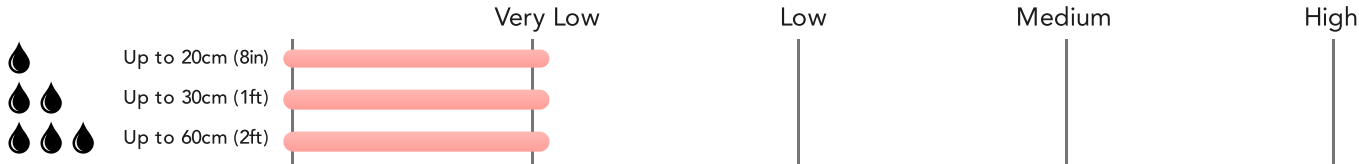


Risk Rating: Very low

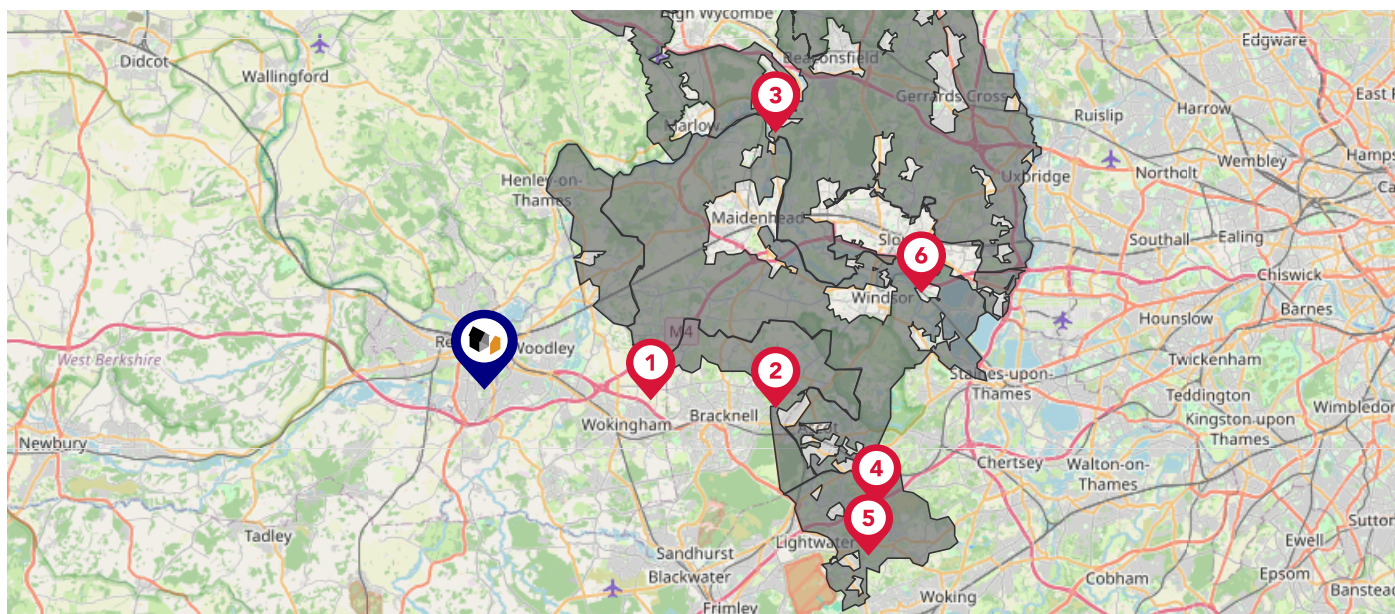
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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

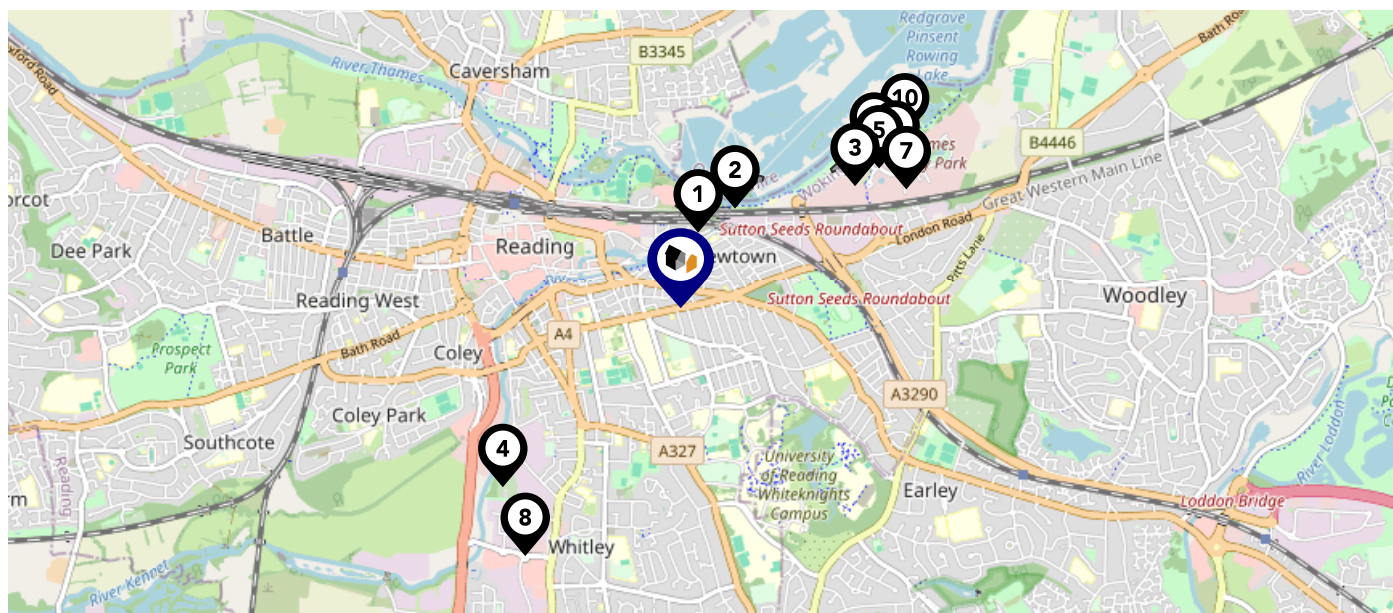


London Green Belt - Slough

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.



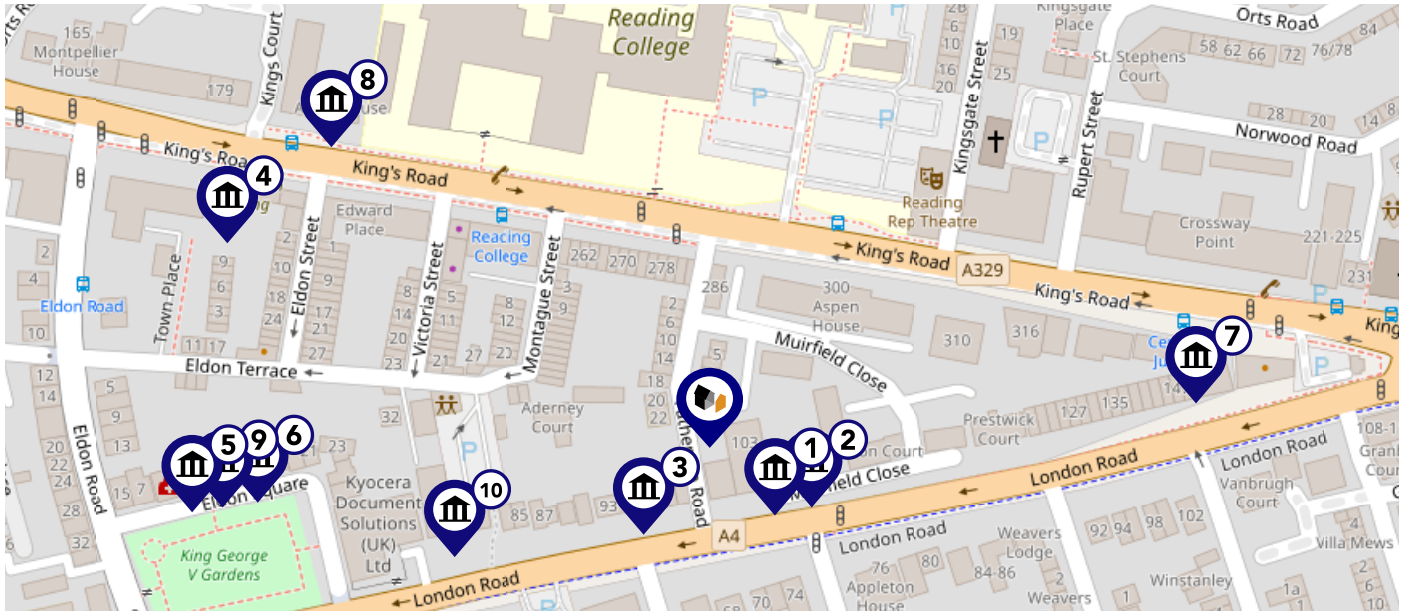
Nearby Landfill Sites

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	Waterloo Meadows-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	Craddock Road-Reading, Berkshire	Historic Landfill	
9	Thames Valley Park-Reading, Berkshire	Historic Landfill	
10	Thames Valley Park-Reading, Berkshire	Historic Landfill	

Maps

Listed Buildings

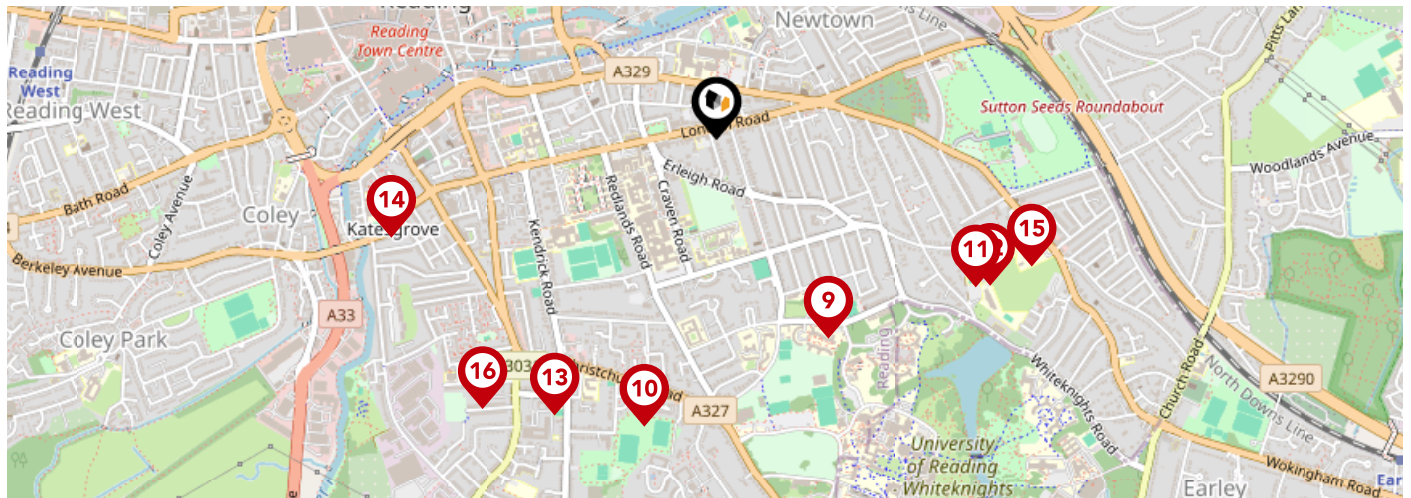
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	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
	1113502 - 220 And 222, Kings Road	Grade II	0.1 miles
	1321944 - 11, Eldon Square	Grade II	0.1 miles
	1113469 - 17, Eldon Square	Grade II	0.1 miles
	1113509 - Gladstone Club	Grade II	0.1 miles
	1321921 - 187 And 189, Kings Road	Grade II	0.1 miles
	1155144 - 13 And 15, Eldon Square	Grade II	0.1 miles
	1321926 - 81, London Road	Grade II	0.1 miles



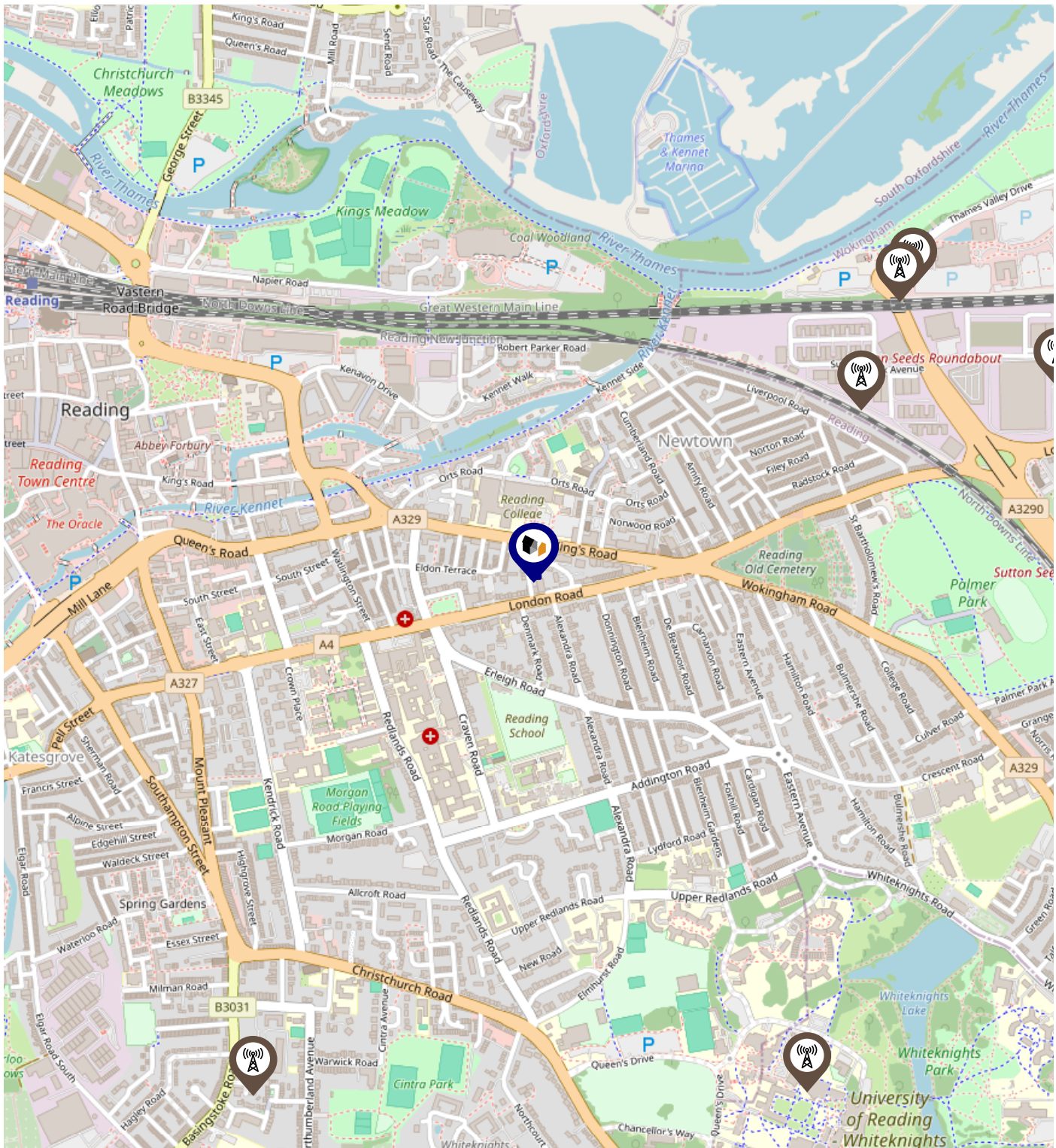
		Nursery	Primary	Secondary	College	Private
1	St John's Church of England Primary School Ofsted Rating: Good Pupils: 453 Distance:0.14	☐	☒	☐	☐	☐
2	Red Balloon Learner Centre Reading Ofsted Rating: Not Rated Pupils: 23 Distance:0.15	☐	☐	☒	☐	☐
3	Reading School Ofsted Rating: Outstanding Pupils: 1138 Distance:0.3	☐	☐	☒	☐	☐
4	New Town Primary School Ofsted Rating: Good Pupils: 423 Distance:0.32	☐	☒	☐	☐	☐
5	The Deenway Montessori School Ofsted Rating: Requires improvement Pupils: 58 Distance:0.44	☐	☐	☒	☐	☐
6	Kendrick School Ofsted Rating: Outstanding Pupils: 903 Distance:0.44	☐	☐	☒	☐	☐
7	The Abbey School Reading Ofsted Rating: Not Rated Pupils: 993 Distance:0.44	☐	☐	☒	☐	☐
8	Redlands Primary School Ofsted Rating: Requires improvement Pupils: 213 Distance:0.47	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Joseph's College Ofsted Rating: Not Rated Pupils: 579 Distance:0.53	☐	☐	☒	☐	☐
	Hamilton School Ofsted Rating: Good Pupils: 60 Distance:0.68	☐	☐	☒	☐	☐
	Maiden Erlegh School in Reading Ofsted Rating: Good Pupils: 888 Distance:0.69	☐	☐	☒	☐	☐
	UTC Reading Ofsted Rating: Serious Weaknesses Pupils: 395 Distance:0.71	☐	☐	☒	☐	☐
	Trinity Christian School Ofsted Rating: Not Rated Pupils: 21 Distance:0.74	☐	☒	☐	☐	☐
	Katesgrove Primary School Ofsted Rating: Good Pupils: 692 Distance:0.78	☐	☒	☐	☐	☐
	Alfred Sutton Primary School Ofsted Rating: Good Pupils: 683 Distance:0.78	☐	☒	☐	☐	☐
	New Christ Church Church of England Primary School Ofsted Rating: Good Pupils: 193 Distance:0.82	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

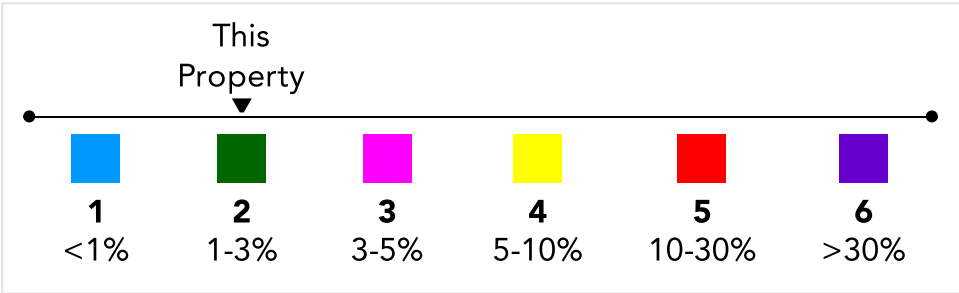
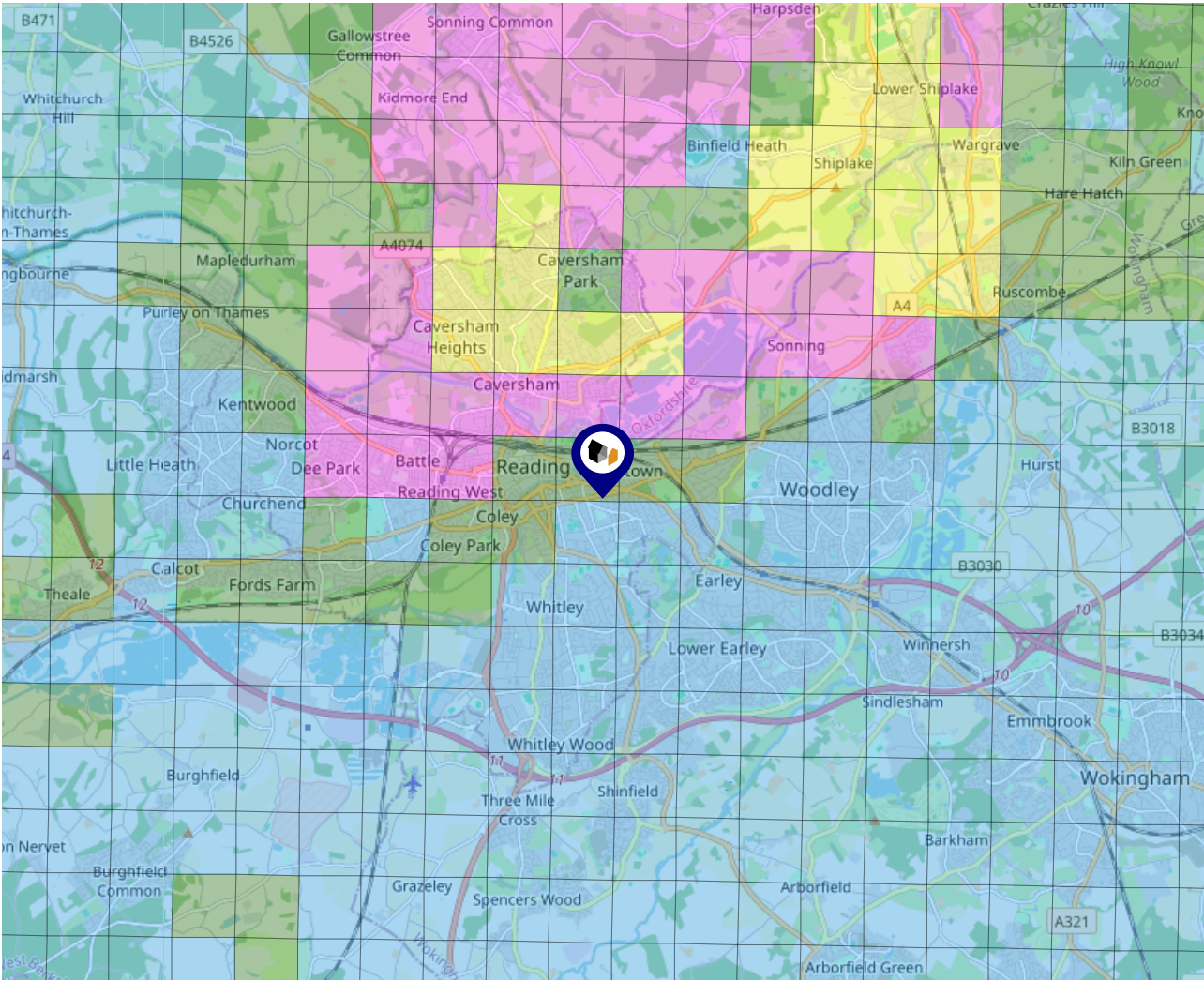


Key:

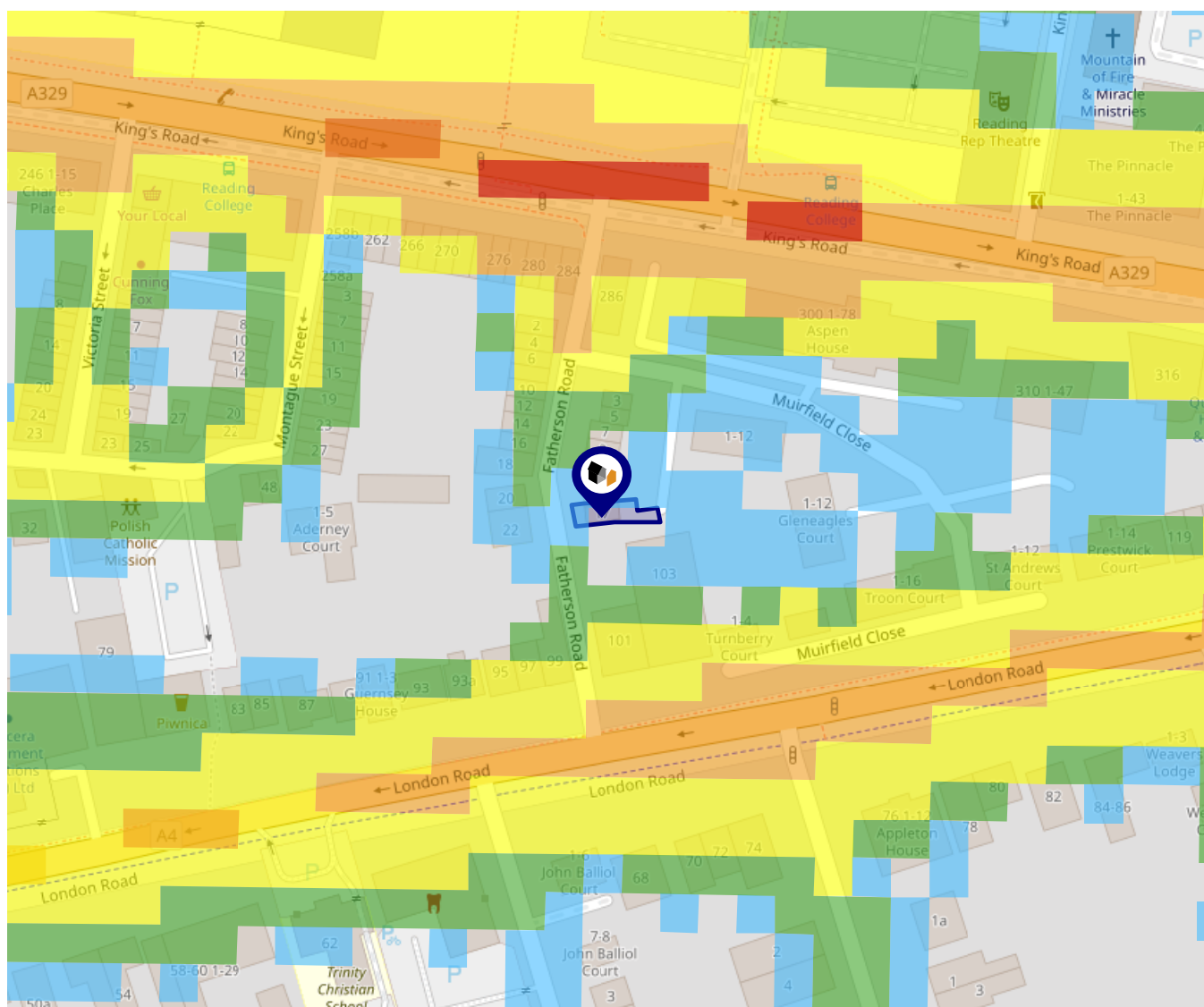
-  Power Pylons
-  Communication Masts

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

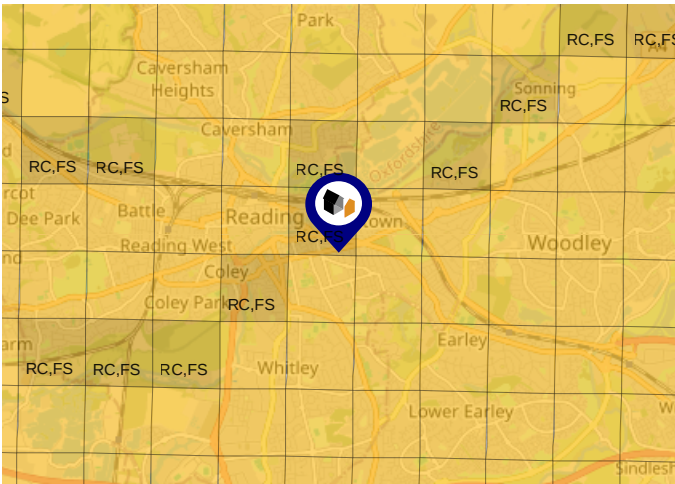


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

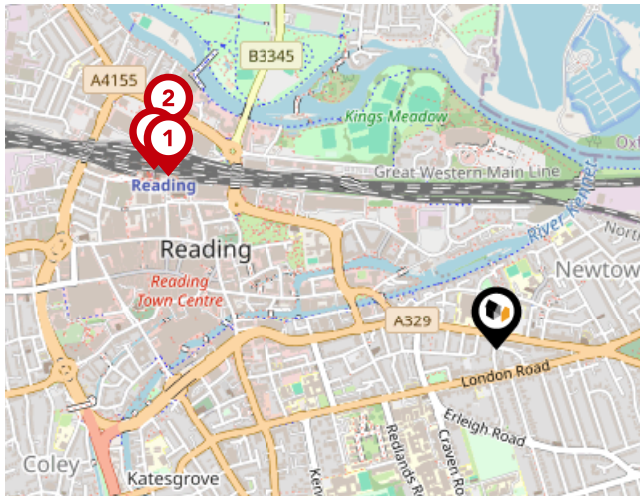


Primary Classifications (Most Common Clay Types)

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

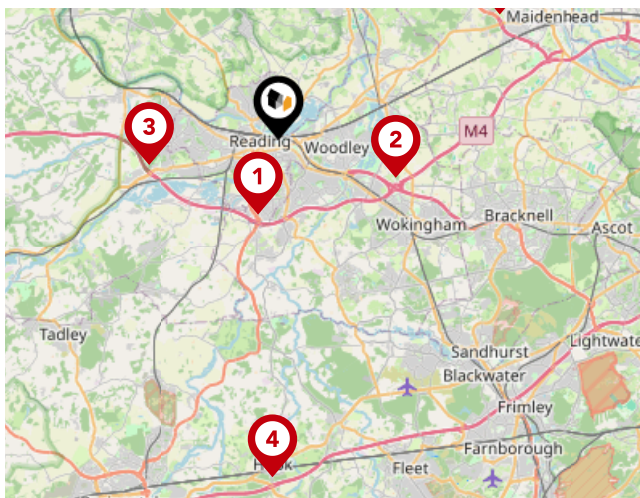
Area

Transport (National)



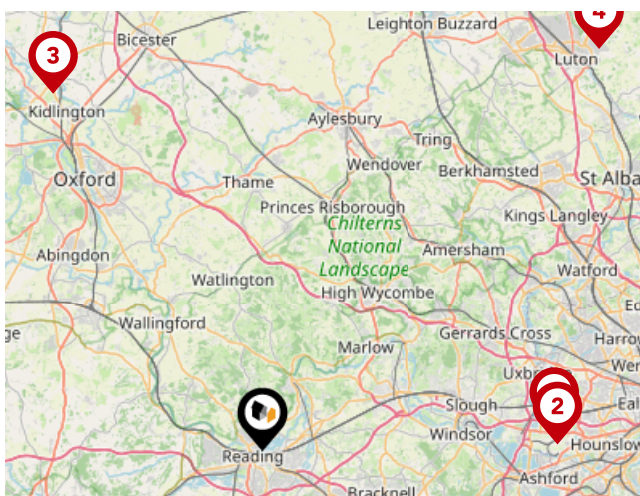
National Rail Stations

Pin	Name	Distance
1	Reading Rail Station	0.86 miles
2	Reading Rail Station	0.91 miles
3	Reading Rail Station	0.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	2.89 miles
2	M4 J10	4.56 miles
3	M4 J12	4.87 miles
4	M3 J5	12.56 miles
5	A404(M) J9	9.37 miles

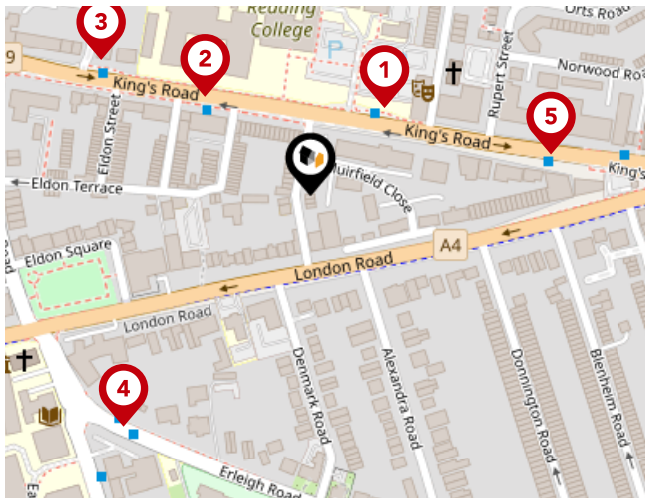


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	21.67 miles
2	Heathrow Airport Terminal 4	21.84 miles
3	Kidlington	30.46 miles
4	Luton Airport	38.54 miles

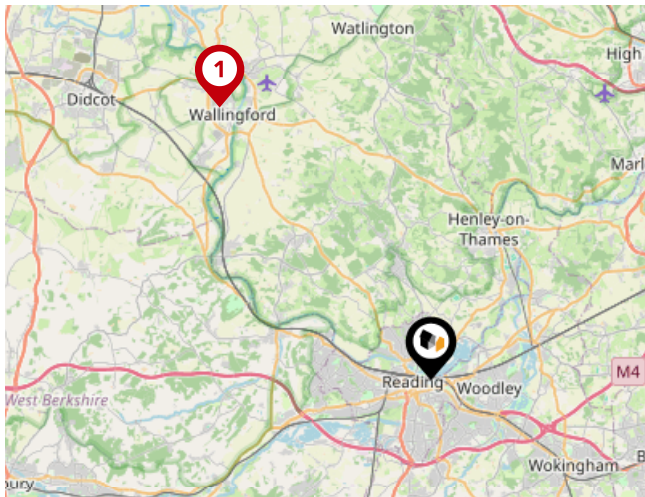
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Reading College	0.07 miles
2	Reading College	0.08 miles
3	Eldon Road	0.14 miles
4	Craven Road	0.17 miles
5	Cemetery Junction	0.14 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	12.71 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



Kiel was incredibly proactive and brought a level of enthusiasm and professionalism, which you should expect from someone with whom you are entrusting the sale of your home. I gave him free rein to present my property and his creative and innovative approach did not disappoint me, nor prospective buyers. He worked incredibly hard, was responsive and forthcoming with information throughout and made the process as stress free as it could be.

Testimonial 2



We recently had the pleasure of selling our house with the support of Kiel, and we couldn't be happier with the experience. From the very first interaction to the final completion, Kiel provided an exceptional level of service that made the entire process smooth, stress-free, and ultimately, highly successful.

We wholeheartedly recommend Kiel at avocado property. Simply outstanding!

Testimonial 3



Would just like to take this opportunity to thank Kiel who was brilliant throughout the sale of our property. He was informative, kept us up to date and willing to step in and sort out any problems that occurred emailing all parties.

Thank you Kiel.



/avocadopropertyberkshire



/avocadopropertyberkshire



/avocadoproperty

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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