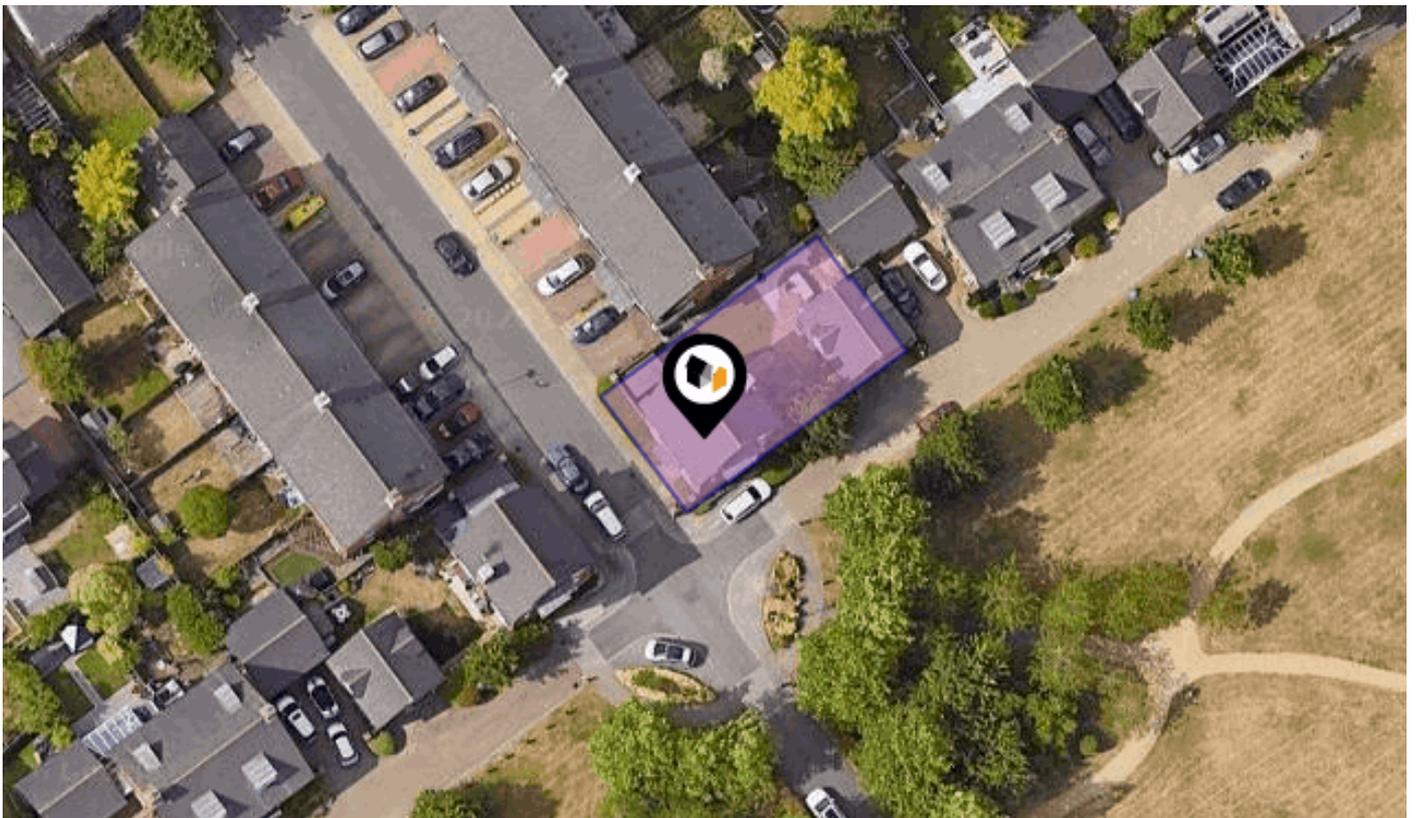




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Wednesday 25th February 2026**



**BARN CROFT DRIVE, LOWER EARLEY, READING, RG6**

**Avocado Property**

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



Powered by  
**sprift**  
Know any property instantly

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	1,905 ft <sup>2</sup> / 177 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Year Built :</b>	2006		
<b>Council Tax :</b>	Band G		
<b>Annual Estimate:</b>	£3,960		
<b>Title Number:</b>	BK408070		

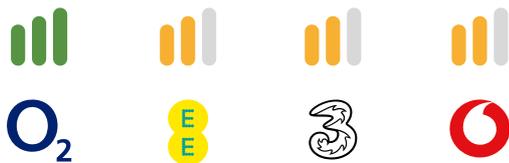
## Local Area

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

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

<b>1</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



WOKINGHAM, READING, RG6

Energy rating

**C**

Valid until 22.09.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>	77   <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

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<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, 350 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>	Suspended, insulated (assumed)
<b>Total Floor Area:</b>	177 m <sup>2</sup>

# Market Sold in Street



<b>14, Barn Croft Drive, Reading, RG6 3WE</b>				Terraced House
Last Sold Date:	30/04/2025	11/12/2006		
Last Sold Price:	£475,000	£316,000		
<b>10, Barn Croft Drive, Reading, RG6 3WE</b>				Terraced House
Last Sold Date:	26/01/2025	15/12/2011	15/01/2007	
Last Sold Price:	£465,000	£325,000	£300,000	
<b>3, Barn Croft Drive, Reading, RG6 3WE</b>				Semi-detached House
Last Sold Date:	04/01/2023	16/09/2005		
Last Sold Price:	£542,500	£415,000		
<b>15, Barn Croft Drive, Reading, RG6 3WE</b>				Terraced House
Last Sold Date:	13/12/2022	28/07/2006		
Last Sold Price:	£460,000	£315,000		
<b>8, Barn Croft Drive, Reading, RG6 3WE</b>				Terraced House
Last Sold Date:	30/09/2022	06/07/2012	10/11/2006	
Last Sold Price:	£495,000	£325,000	£305,500	
<b>18, Barn Croft Drive, Reading, RG6 3WE</b>				Terraced House
Last Sold Date:	22/01/2021	19/02/2016	04/03/2011	
Last Sold Price:	£387,000	£421,000	£329,000	
<b>11, Barn Croft Drive, Reading, RG6 3WE</b>				Terraced House
Last Sold Date:	30/06/2020	22/03/2013	23/06/2006	
Last Sold Price:	£415,000	£317,500	£314,000	
<b>2, Barn Croft Drive, Reading, RG6 3WE</b>				Semi-detached House
Last Sold Date:	18/09/2019	04/03/2011	22/09/2006	
Last Sold Price:	£565,000	£415,000	£445,000	
<b>17, Barn Croft Drive, Reading, RG6 3WE</b>				Terraced House
Last Sold Date:	18/03/2019	15/09/2006		
Last Sold Price:	£400,000	£300,000		
<b>19, Barn Croft Drive, Reading, RG6 3WE</b>				Terraced House
Last Sold Date:	30/06/2017	07/07/2006		
Last Sold Price:	£430,000	£305,000		
<b>4, Barn Croft Drive, Reading, RG6 3WE</b>				Semi-detached House
Last Sold Date:	09/10/2015	02/10/2006		
Last Sold Price:	£480,000	£440,000		
<b>16, Barn Croft Drive, Reading, RG6 3WE</b>				Terraced House
Last Sold Date:	23/06/2015	20/12/2006		
Last Sold Price:	£369,950	£312,500		

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

# Market Sold in Street



<b>7, Barn Croft Drive, Reading, RG6 3WE</b>			Terraced House
Last Sold Date:	16/06/2014	01/12/2005	
Last Sold Price:	£345,000	£310,000	
<b>6, Barn Croft Drive, Reading, RG6 3WE</b>			Detached House
Last Sold Date:	13/12/2013	04/09/2006	
Last Sold Price:	£540,000	£499,950	
<b>5, Barn Croft Drive, Reading, RG6 3WE</b>			Detached House
Last Sold Date:	14/10/2011	25/04/2005	
Last Sold Price:	£550,000	£480,000	
<b>1, Barn Croft Drive, Reading, RG6 3WE</b>			Semi-detached House
Last Sold Date:	23/05/2011	04/03/2005	
Last Sold Price:	£400,000	£450,000	
<b>12, Barn Croft Drive, Reading, RG6 3WE</b>			Terraced House
Last Sold Date:	21/12/2006		
Last Sold Price:	£313,000		
<b>9, Barn Croft Drive, Reading, RG6 3WE</b>			Terraced House
Last Sold Date:	30/10/2006		
Last Sold Price:	£295,000		

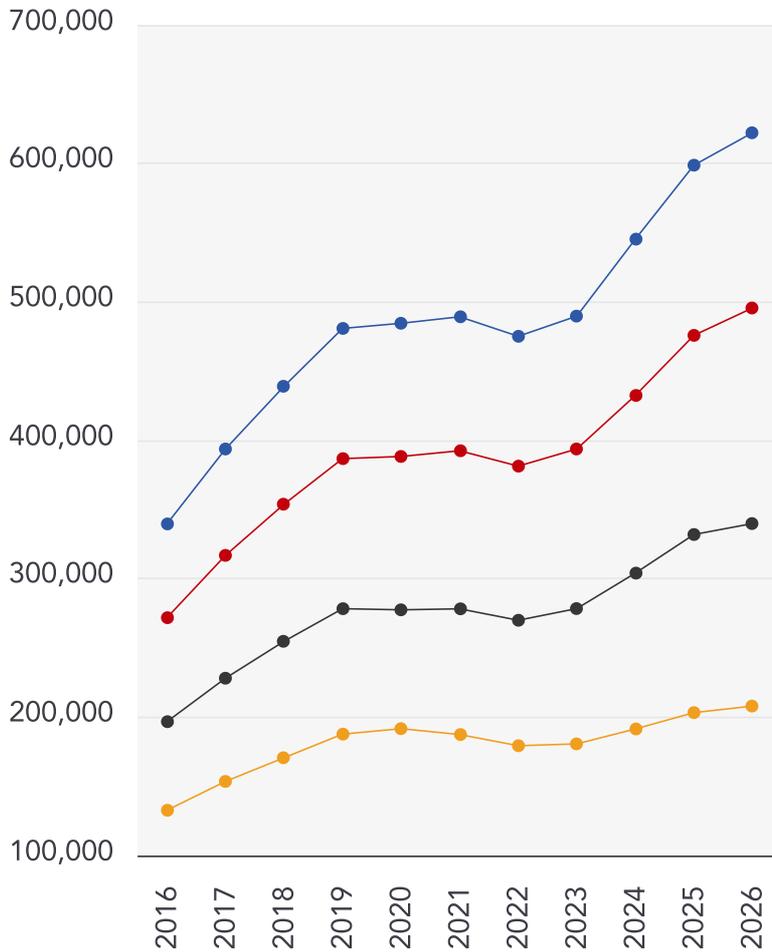
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG6



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.

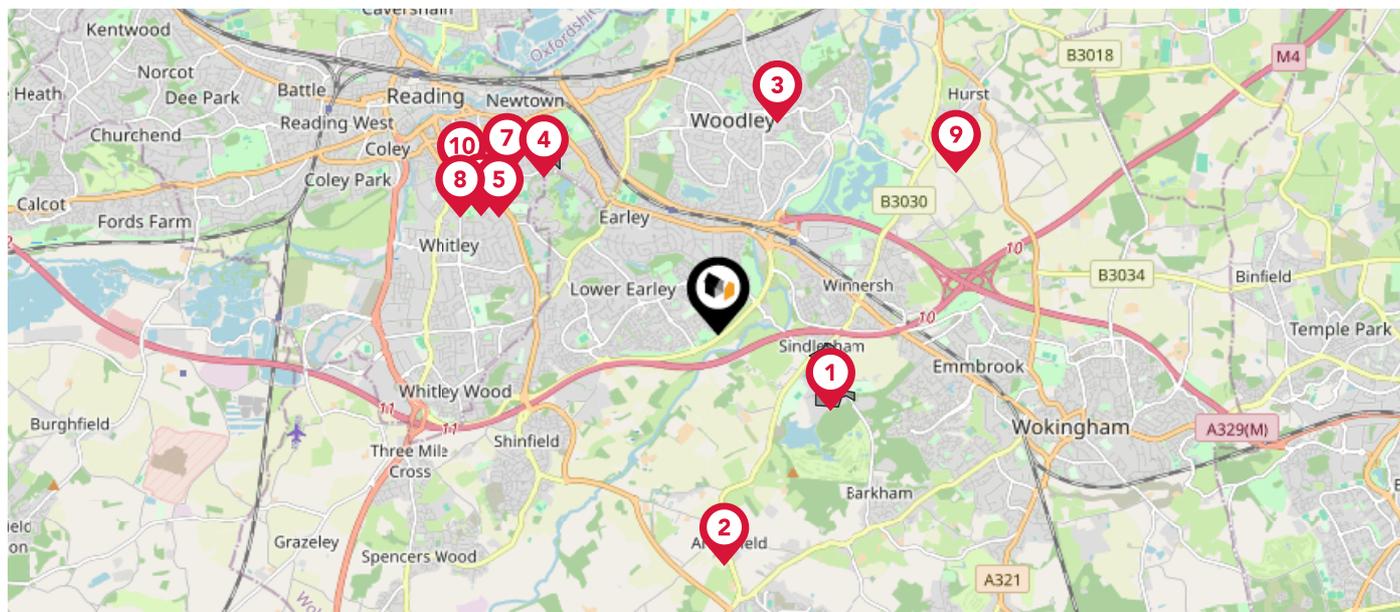
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

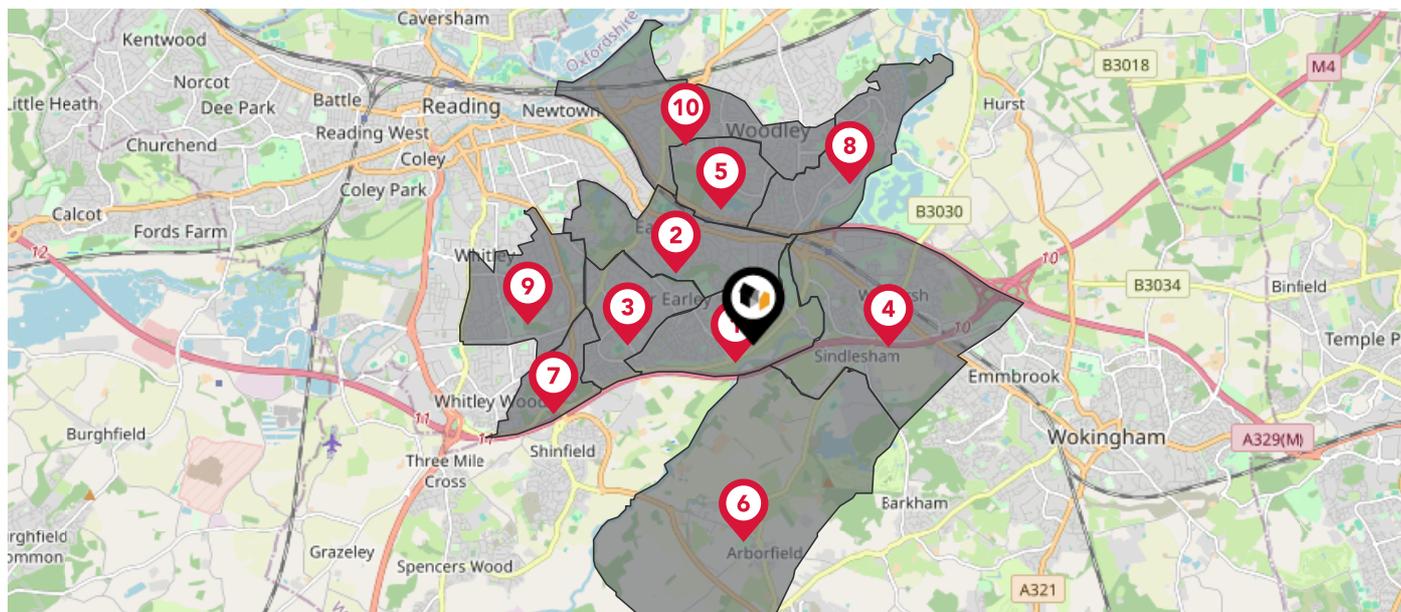
- 1 Sindlesham
- 2 Arborfield Cross
- 3 Woodley Green
- 4 South Park
- 5 Redlands
- 6 The Mount
- 7 Alexandra Road
- 8 Christchurch
- 9 Hurst
- 10 Kendrick Road

# 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

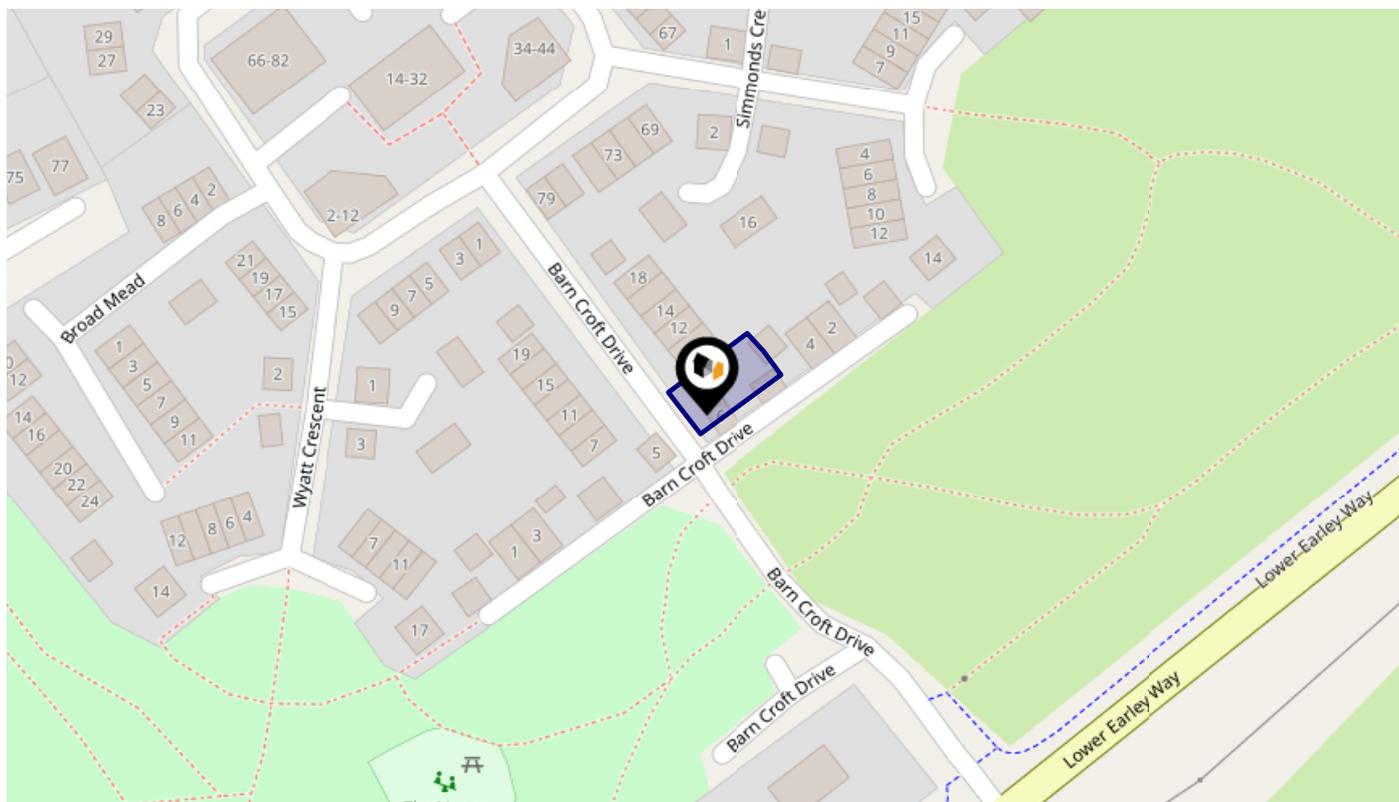
- 1 Hawkedon Ward
- 2 Maiden Erlegh Ward
- 3 Hillside Ward
- 4 Winnersh Ward
- 5 South Lake Ward
- 6 Arborfield Ward
- 7 Shinfield North Ward
- 8 Loddon Ward
- 9 Church Ward
- 10 Bulmershe and Whitegates Ward

# 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:

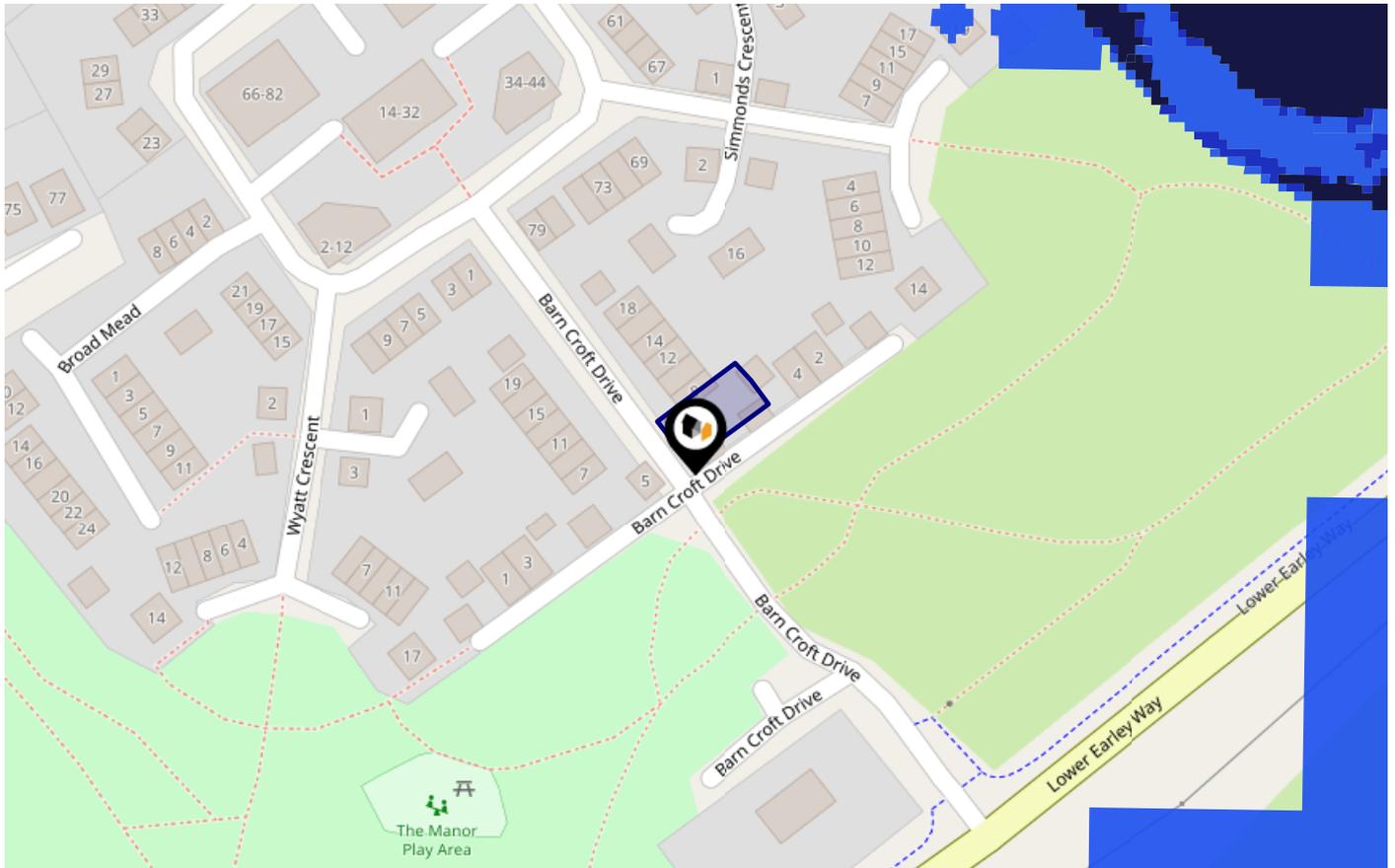


# Flood Risk

## 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:

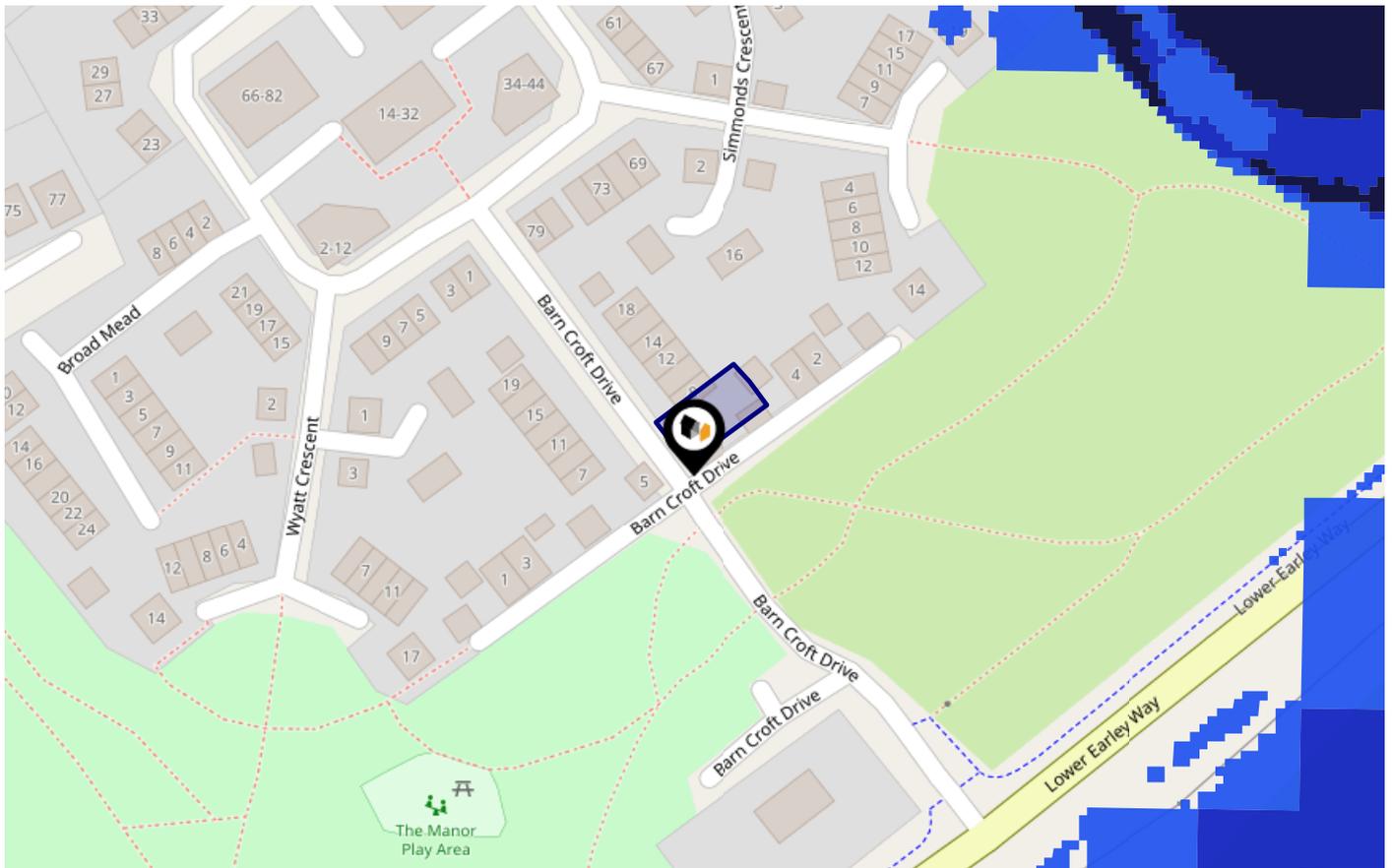


# Flood Risk

## 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**

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:

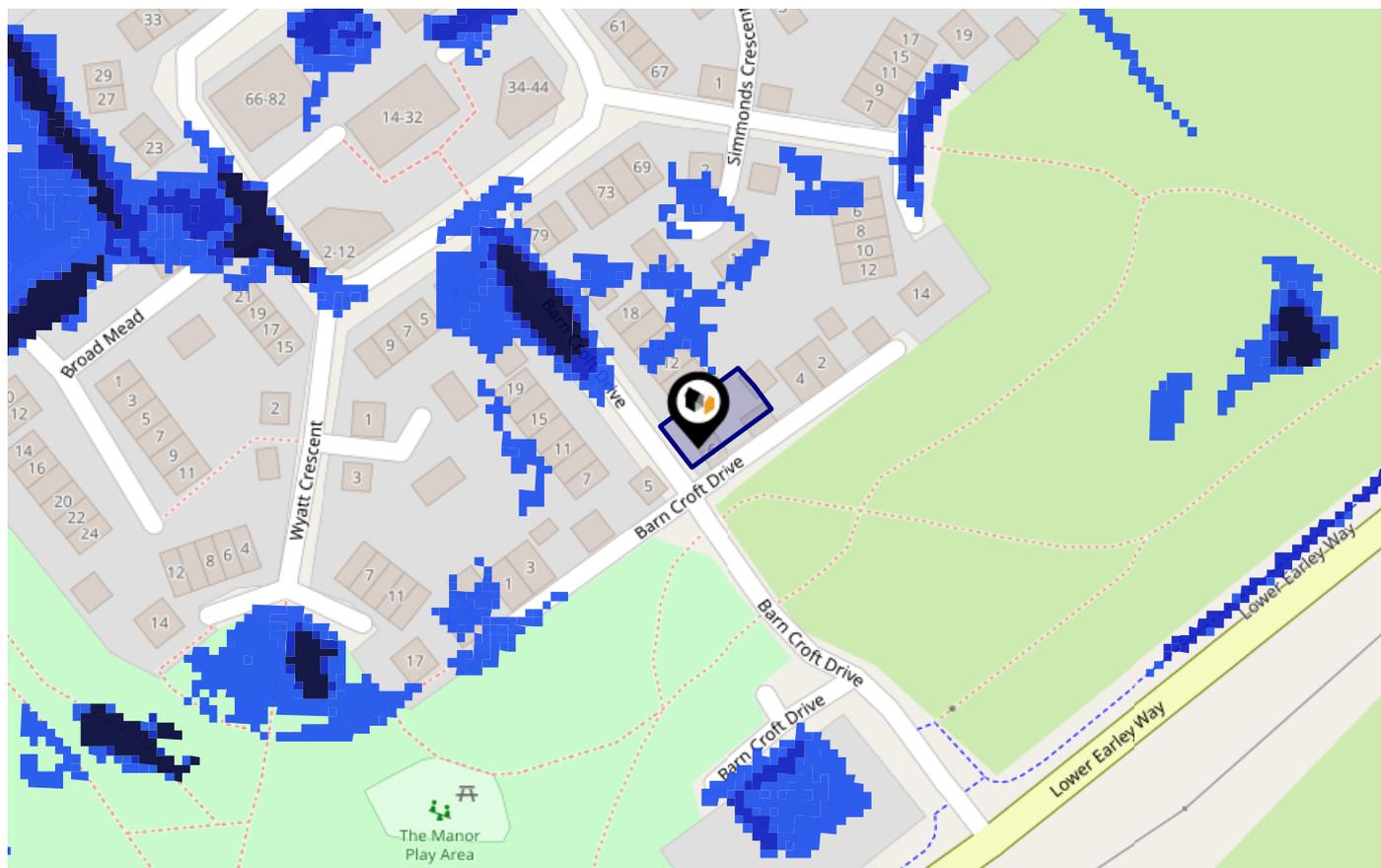


# Flood Risk

## 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.

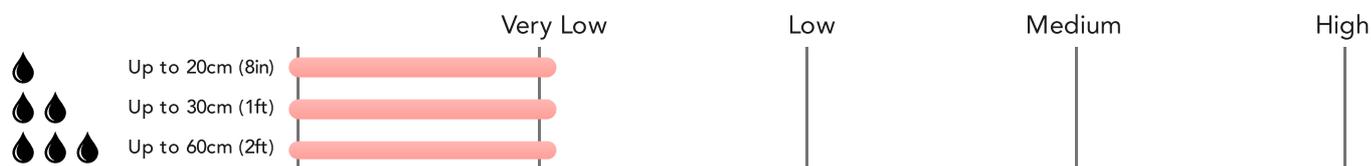


Risk Rating: Very low

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:

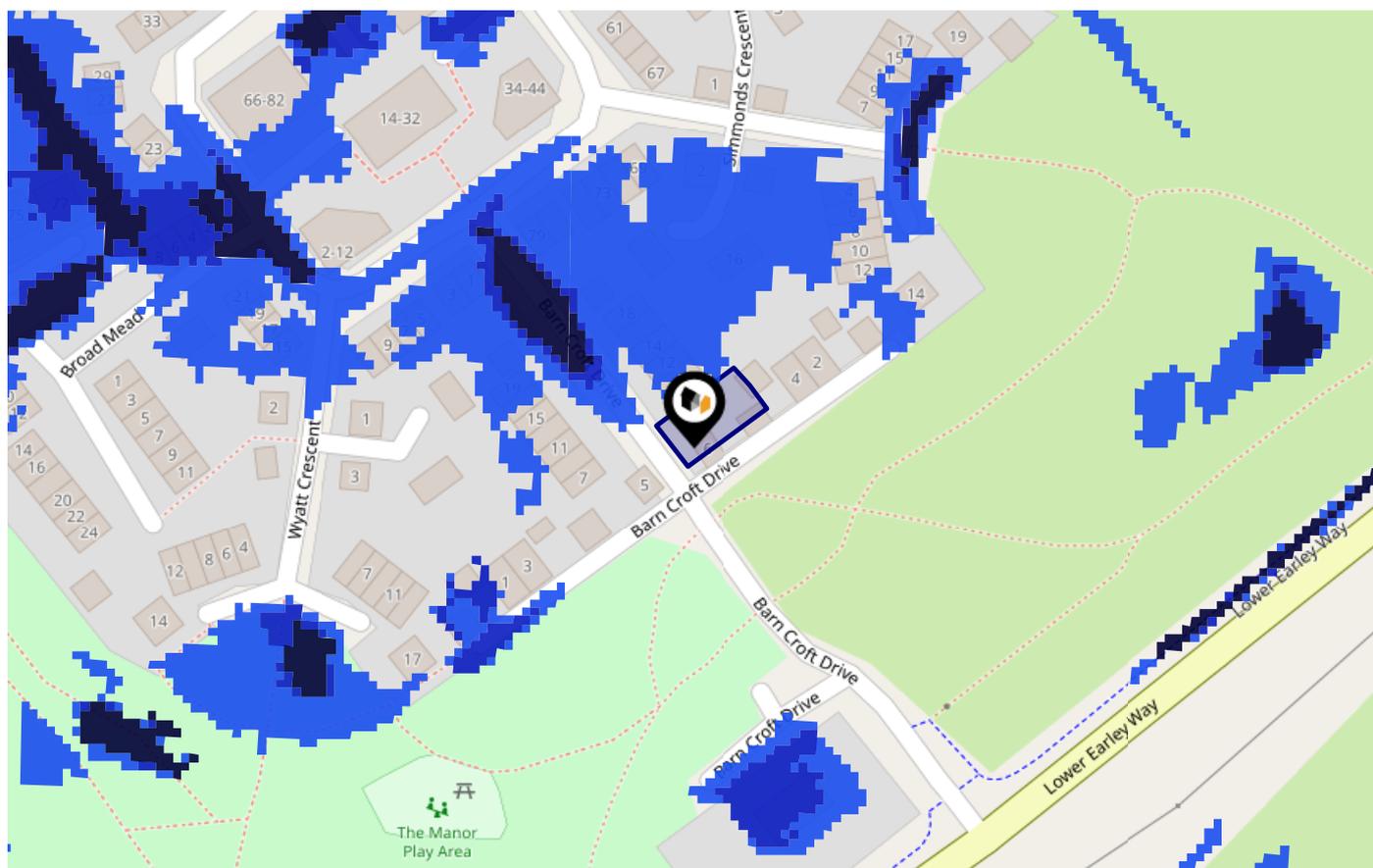


# Flood Risk

## Surface Water - 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.

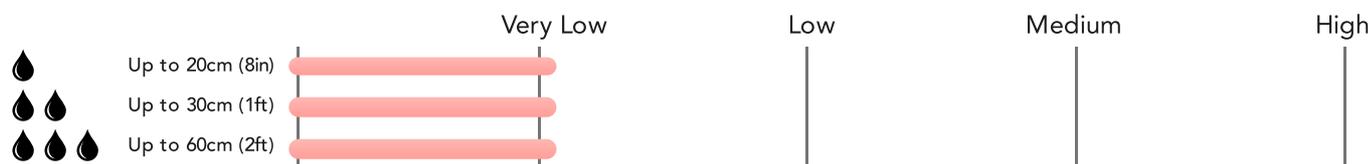


Risk Rating: Very low

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.
- 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:

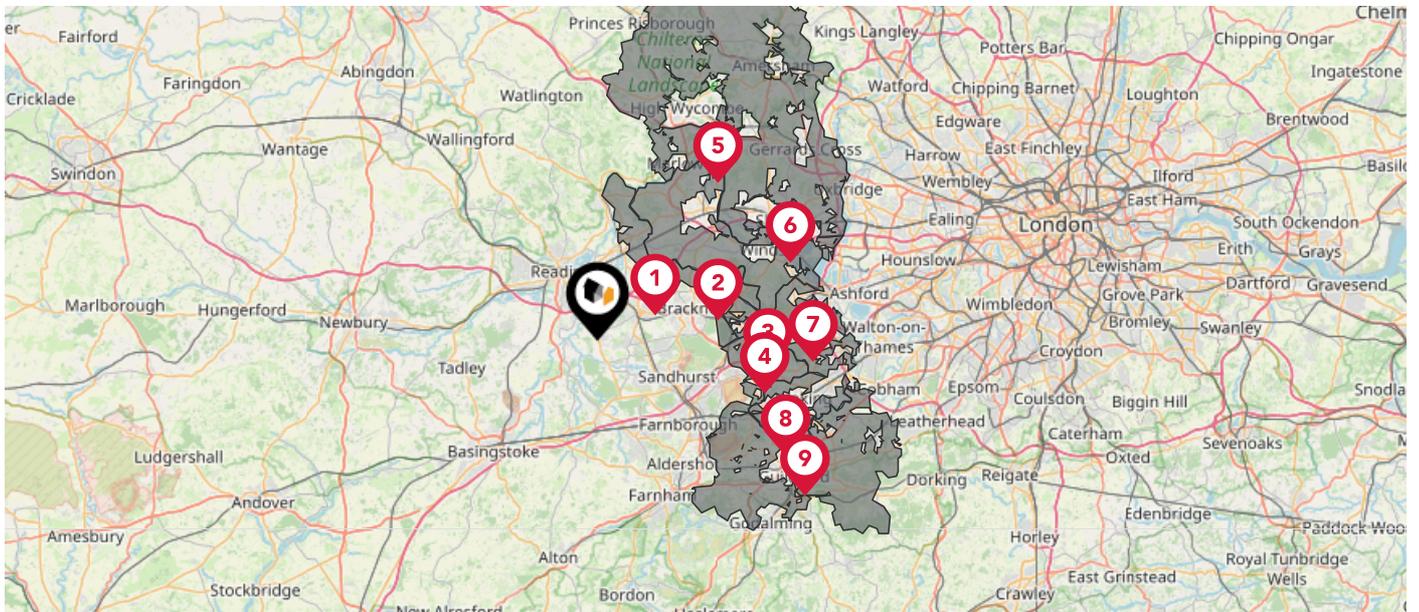


# Maps

## Green Belt



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



### Nearby Green Belt Land

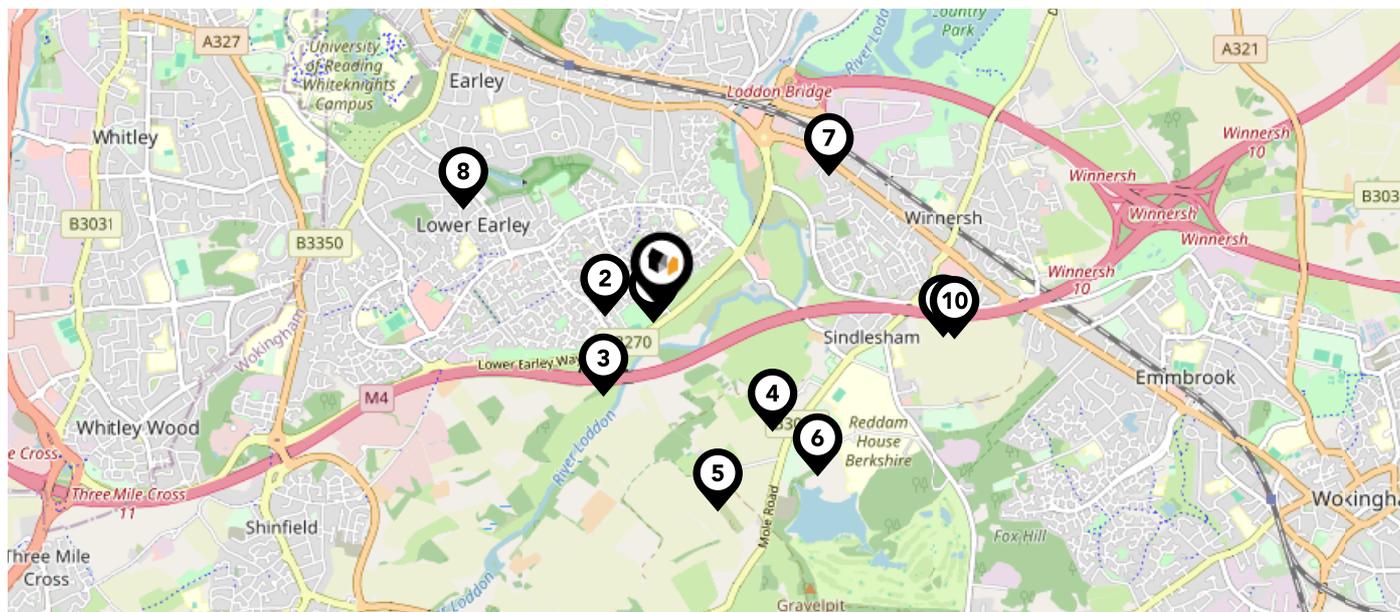
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Buckinghamshire
- 6 London Green Belt - Slough
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Woking
- 9 London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

# 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

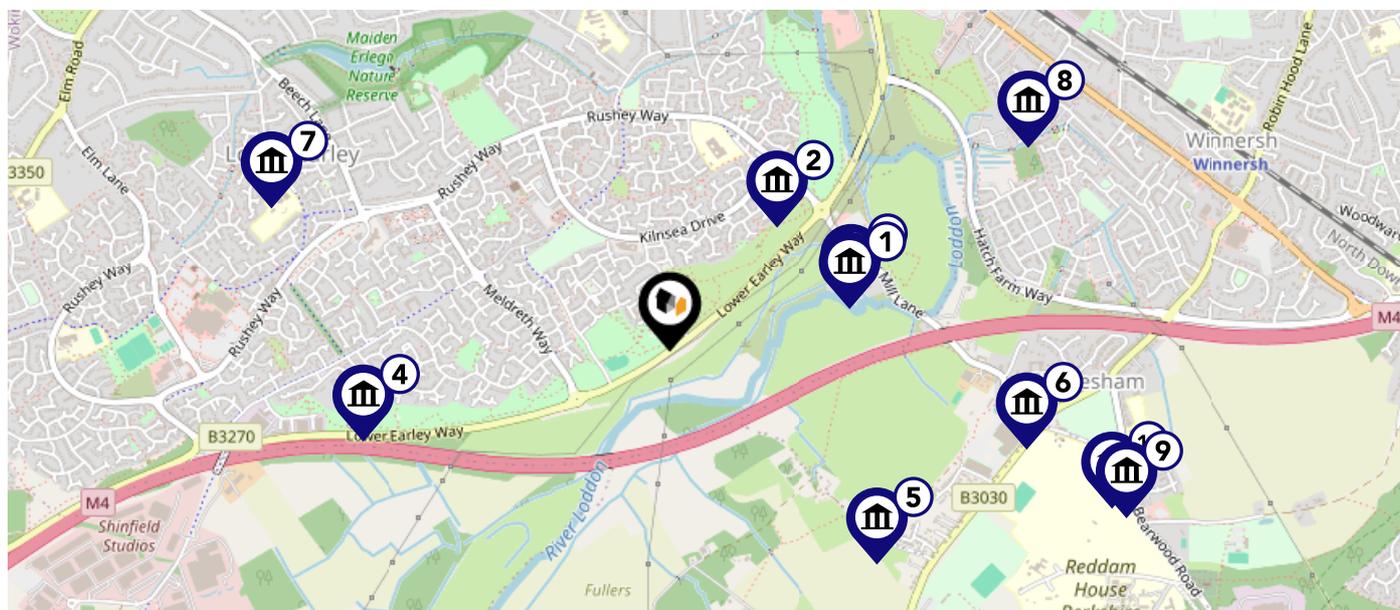
<b>1</b>	Sewage Works-Lower Earley	Historic Landfill
<b>2</b>	Reading University-Earley	Historic Landfill
<b>3</b>	Lower Earley Way-Reading, Berkshire	Historic Landfill
<b>4</b>	Gipsy Lane-Sindlesham	Historic Landfill
<b>5</b>	Park Farm-Carters Hill	Historic Landfill
<b>6</b>	Bearwood College No.1-Sindlesham	Historic Landfill
<b>7</b>	Reading Road-Winnersh	Historic Landfill
<b>8</b>	Bovis Homes-Earley, Buckinghamshire	Historic Landfill
<b>9</b>	Sandstone Close-Winnersh	Historic Landfill
<b>10</b>	Sandstone Close-Winnersh	Historic Landfill

# Maps

## Listed Buildings

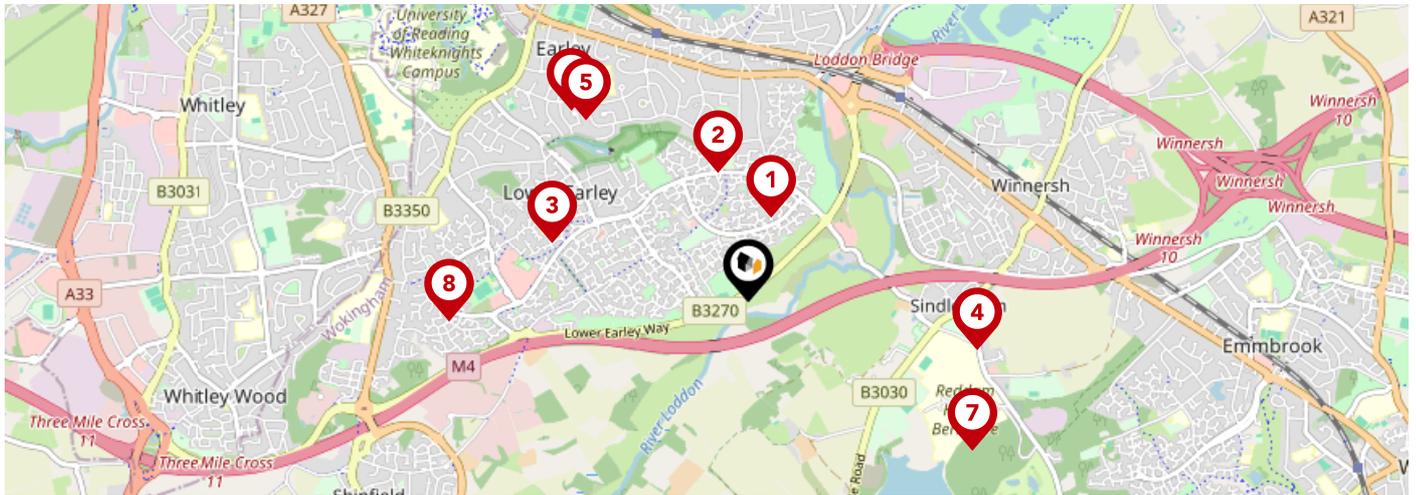


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



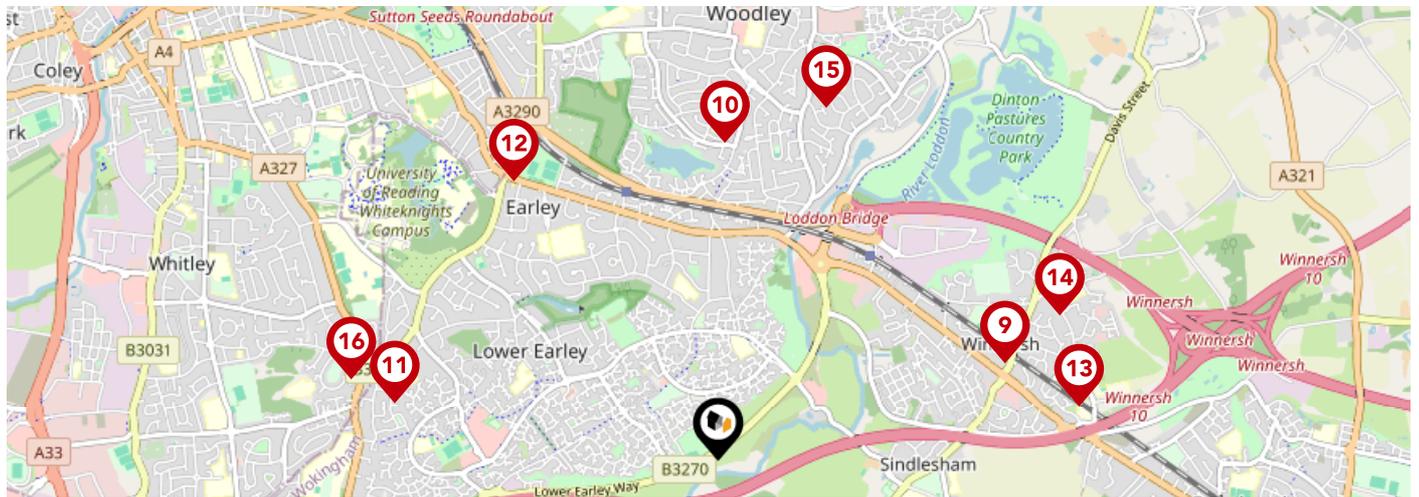
Listed Buildings in the local district	Grade	Distance
1118107 - Bridge At Sindlesham Mill	Grade II	0.4 miles
1136295 - Sindlesham Farmhouse	Grade II	0.4 miles
1136288 - Sindlesham Mill	Grade II	0.5 miles
1319121 - Rushy Mead	Grade II	0.7 miles
1319149 - Oak Cottage	Grade II	0.7 miles
1136256 - Berkshire Masonic Centre	Grade II	0.9 miles
1136320 - Radstock Cottage	Grade II	1.0 miles
1136200 - White Cottage	Grade II	1.0 miles
1118100 - Upper Terrace	Grade II	1.1 miles
1136249 - Main Lodge To Bearwood	Grade II	1.1 miles

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hawkedon Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Loddon Primary School</b> Ofsted Rating: Good   Pupils: 557   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Radstock Primary School</b> Ofsted Rating: Good   Pupils: 395   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bearwood Primary School</b> Ofsted Rating: Good   Pupils: 292   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Maiden Erlegh School</b> Ofsted Rating: Outstanding   Pupils: 1837   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Aldrynton Primary School</b> Ofsted Rating: Outstanding   Pupils: 315   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Reddam House Berkshire</b> Ofsted Rating: Not Rated   Pupils: 790   Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hillside Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

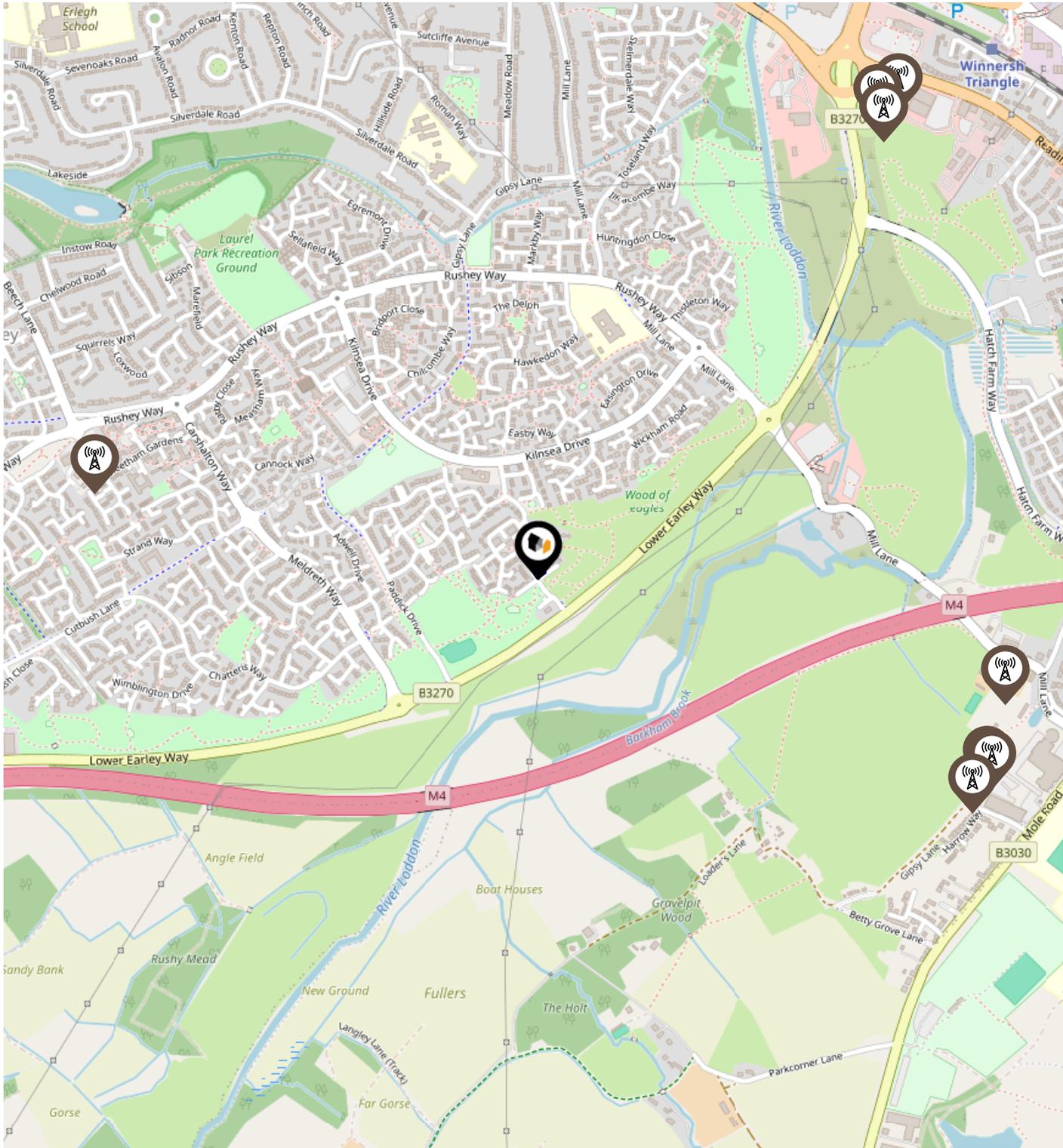
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>The Forest School</b> Ofsted Rating: Good   Pupils: 791   Distance: 1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>South Lake Primary School</b> Ofsted Rating: Outstanding   Pupils: 0   Distance: 1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whiteknights Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Earley St Peter's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 483   Distance: 1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wheatfield Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Winnersh Primary School</b> Ofsted Rating: Good   Pupils: 390   Distance: 1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rivermead Primary School</b> Ofsted Rating: Good   Pupils: 425   Distance: 1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Leighton Park School</b> Ofsted Rating: Not Rated   Pupils: 537   Distance: 1.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



**Key:**

-  Power Pylons
-  Communication Masts

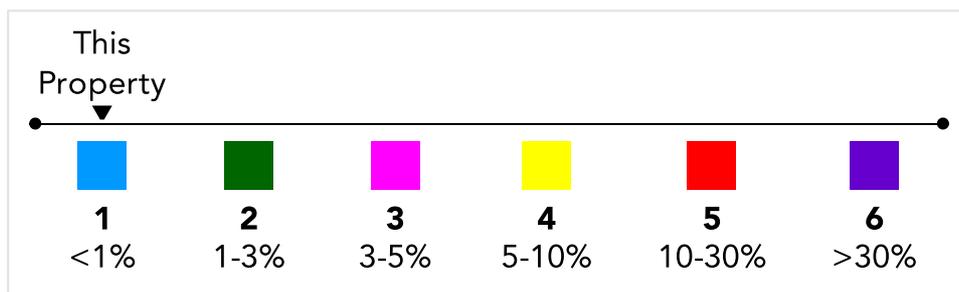
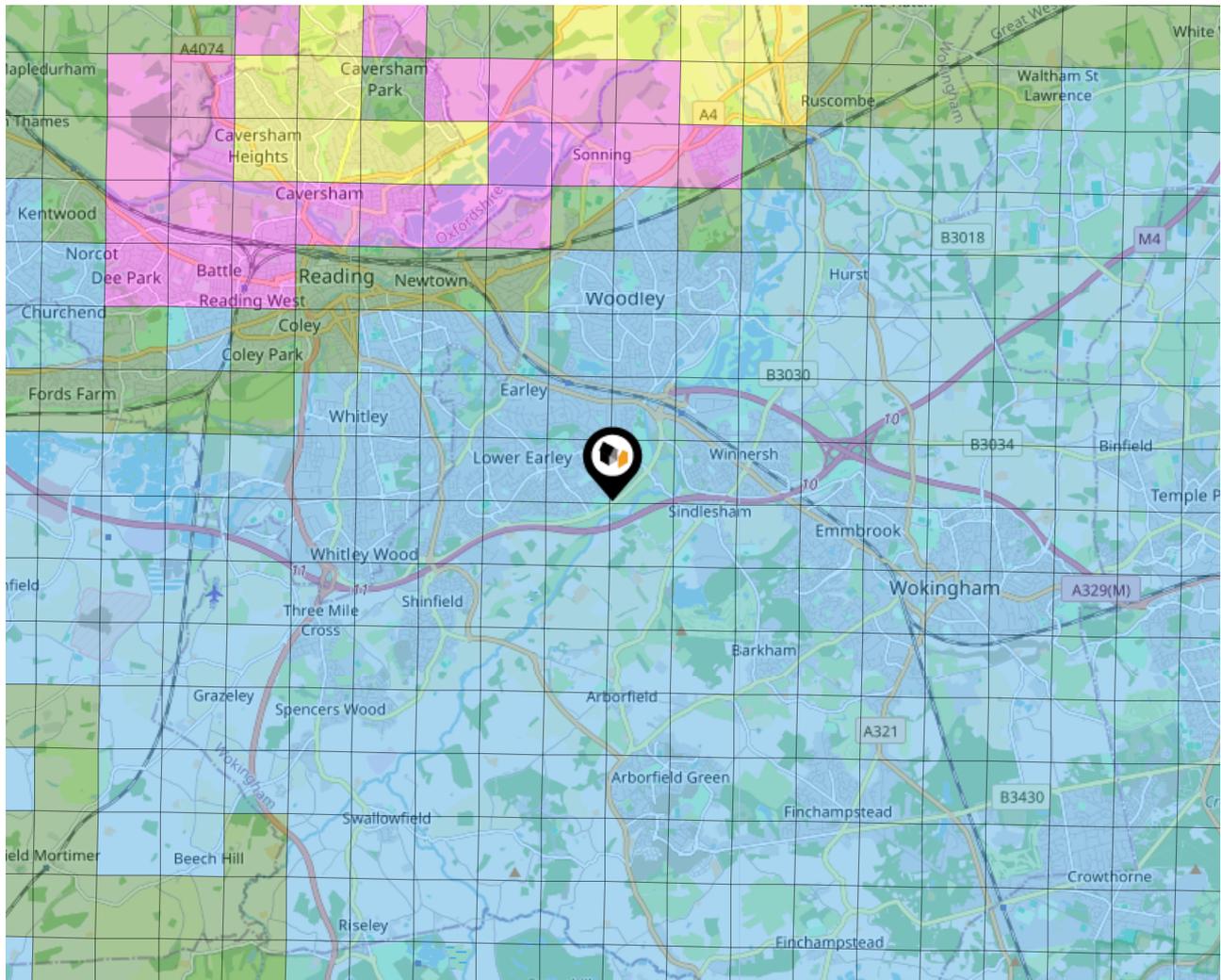
# Environment

## Radon Gas

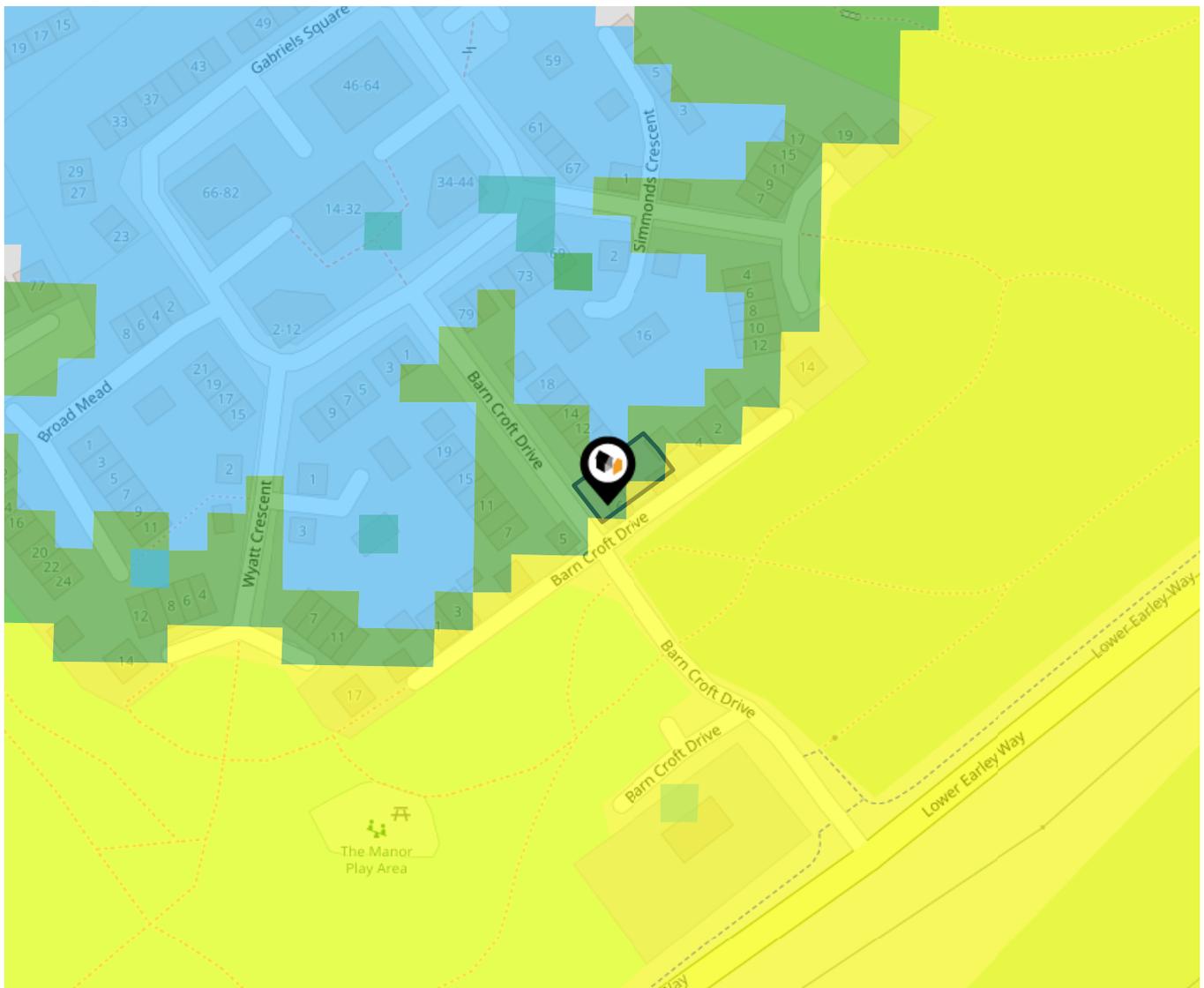


### What is Radon?

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



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)

<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(SILTY) TO MEDIUM(SILTY)		

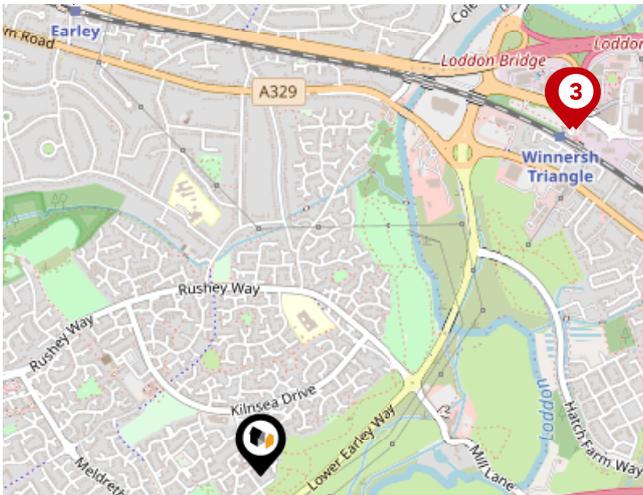


### Primary Classifications (Most Common Clay Types)

<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

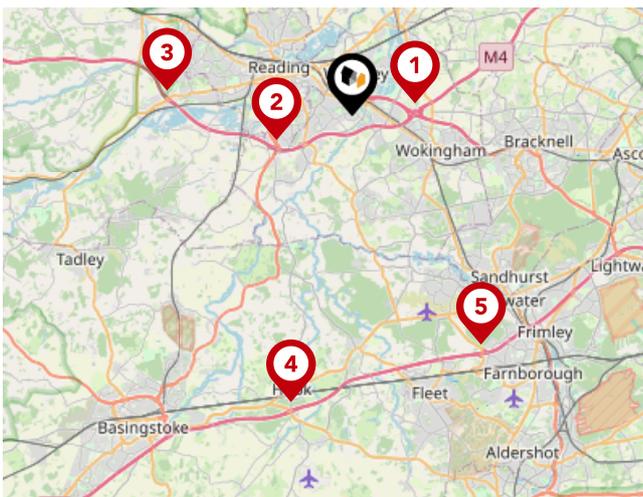
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	1.18 miles
2	Winnersh Triangle Rail Station	1.08 miles
3	Winnersh Triangle Rail Station	1.08 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.35 miles
2	M4 J11	2.9 miles
3	M4 J12	6.86 miles
4	M3 J5	10.89 miles
5	M3 J4A	9.73 miles



### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	19.91 miles
2	Heathrow Airport Terminal 4	19.98 miles
3	Kidlington	33.12 miles
4	Gatwick Airport	37.17 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Kitwood Drive	0.21 miles
2	Kitwood Drive	0.22 miles
3	Felixstowe Close	0.26 miles
4	Meldreth Way	0.28 miles
5	Doddington Close	0.34 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

## Testimonials



### Testimonial 1



I've been good friends with Dan and Neil for over a decade, so first I just want to say they're genuinely good, trustworthy, and hard-working guys.  
When I decided to sell my house I was only ever going to ask them... and they didn't disappoint. The house was only 'live' for about an hour before it was taken down because it had so much interest. The following weekend they did a block afternoon of viewings and got 6 offers - I accepted an offer over asking

### Testimonial 2



I have never known such an excellent service. I have experienced other Estate agents but this is gold star. I have now told 3 other friends to only use Dan and Neil at Avacado. They are supportive, kind , professional and modern day super heroes. Marvel will be on the lookout for them soon!

### Testimonial 3



Can't recommend these two genuine gentlemen enough. From the start they have been professional and personable and provided timely updates and check ins, no question or task is too big or small and they have taken all the stress of selling our house out of our hands. Would recommend to anyone and everyone.



/avocadopropertyberkshire



/avocadoproperty



/avocadopropertyberkshire

# Agent Disclaimer



---

## 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

