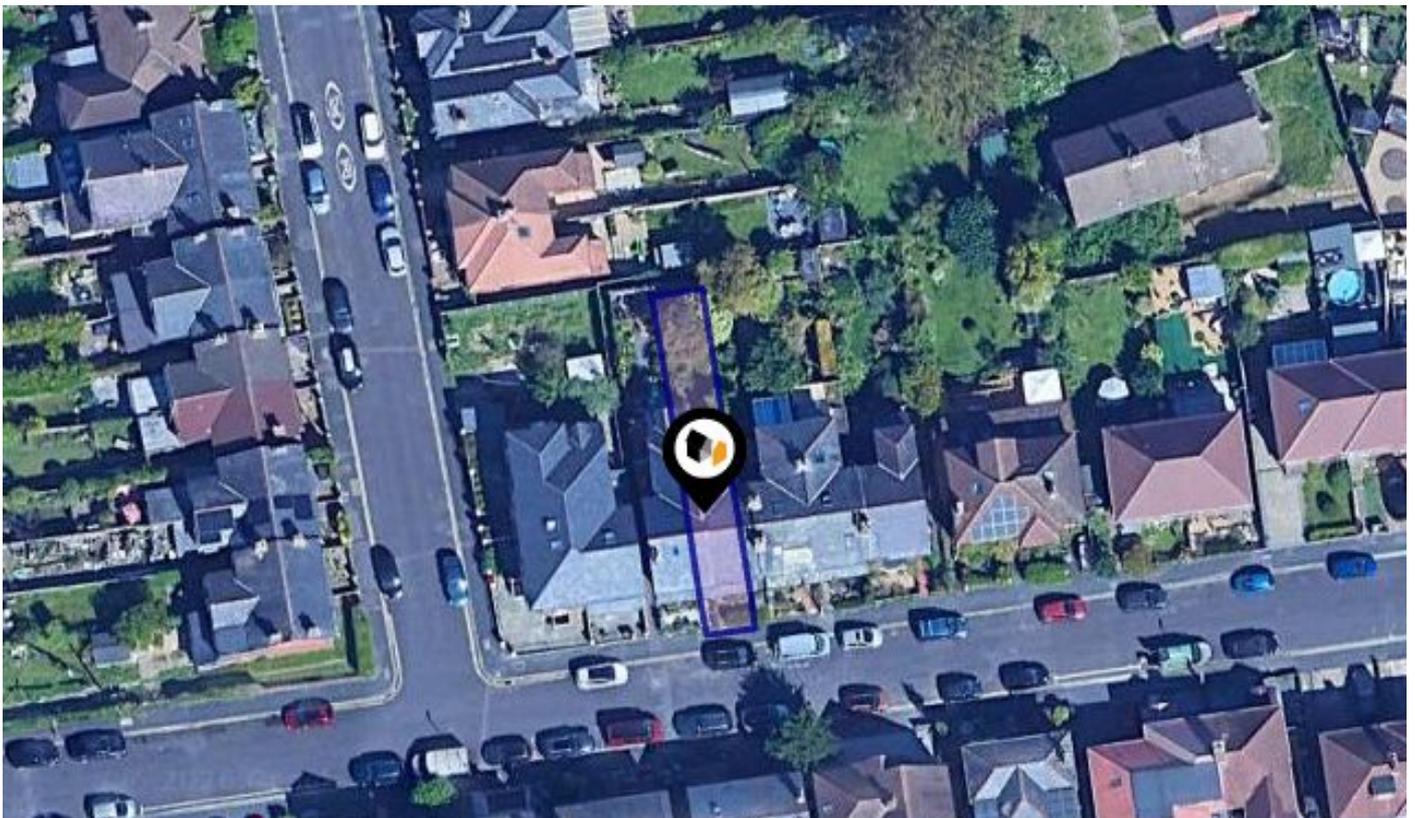# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 26th February 2026

GORDON AVENUE, WINCHESTER, SO23
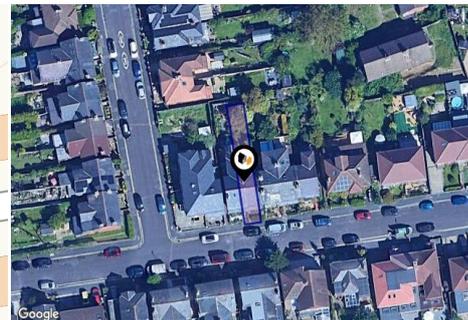
Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	947 ft^2 / 88 m^2		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band D		
Annual Estimate:	£2,251		
Title Number:	HP589362		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s	**80** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Nony
KERR Smiley
in association with
MARTIN&CO
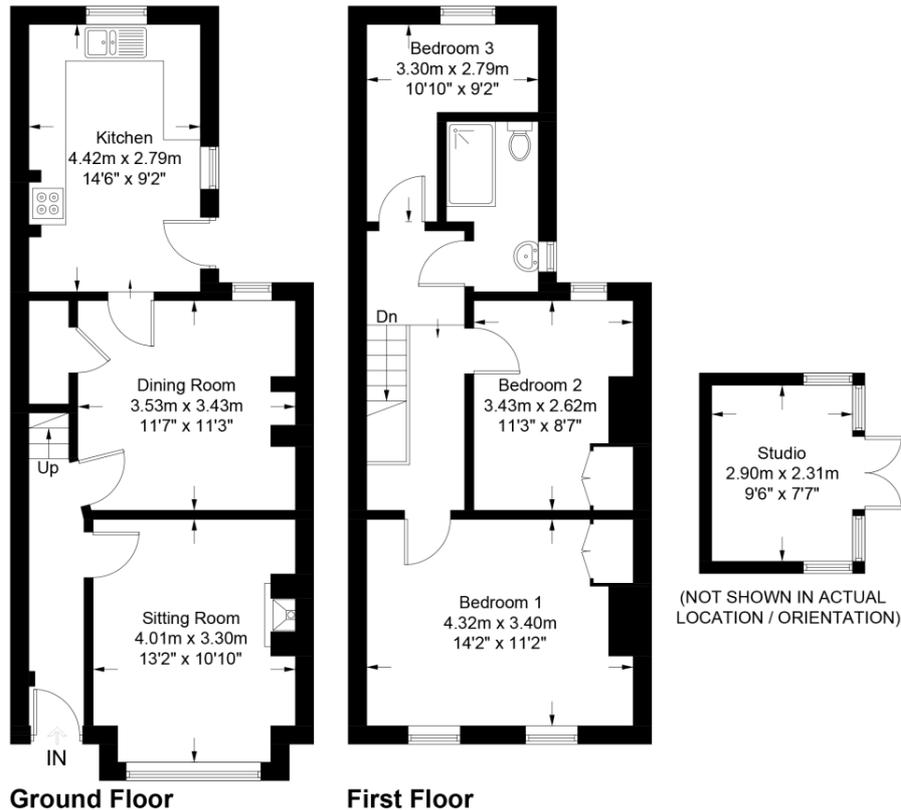
GORDON AVENUE, WINCHESTER, SO23

N

Approximate Gross Internal Area = 88.1 sq m / 948 sq ft
Studio = 6.7 sq m / 72 sq ft
Total = 94.8 sq m / 1020 sq ft

Kitchen
4.42m x 2.79m
14'6" x 9'2"

Dining Room
3.53m x 3.43m
11'7" x 11'3"

Up

Sitting Room
4.01m x 3.30m
13'2" x 10'10"

IN

Ground Floor

Bedroom 3
3.30m x 2.79m
10'10" x 9'2"

Dn

Bedroom 2
3.43m x 2.62m
11'3" x 8'7"

Bedroom 1
4.32m x 3.40m
14'2" x 11'2"

First Floor

Studio
2.90m x 2.31m
9'6" x 7'7"

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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Property
EPC - Certificate

SO23

Energy rating

D

Valid until 13.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 | B
69-80	C		
55-68	D	63 | D	
39-54	E		
21-38	F		
1-20	G		

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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
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 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:	Suspended, no insulation (assumed)
Total Floor Area:	88 m^2

13, Gordon Avenue, Winchester, SO23 0QE — Terraced House

Last Sold Date:	27/03/2025	29/01/2019	18/04/2001
Last Sold Price:	£475,000	£435,000	£127,000

31, Gordon Avenue, Winchester, SO23 0QE — Semi-detached House

Last Sold Date:	08/08/2022
Last Sold Price:	£335,000

Flat 1, Gerrards House, 7 - 9, Gordon Avenue, Winchester, SO23 0QE — other House

Last Sold Date:	07/01/2015	06/01/2015
Last Sold Price:	£250,000	£301,000

19, Gordon Avenue, Winchester, SO23 0QE — Terraced House

Last Sold Date:	03/05/2013
Last Sold Price:	£249,500

5, Gordon Avenue, Winchester, SO23 0QE — Detached House

Last Sold Date:	12/01/2004	18/04/1997
Last Sold Price:	£250,000	£84,000

21, Gordon Avenue, Winchester, SO23 0QE — Detached House

Last Sold Date:	15/12/2003
Last Sold Price:	£250,000

11, Gordon Avenue, Winchester, SO23 0QE — Terraced House

Last Sold Date:	03/09/2003
Last Sold Price:	£220,000

27, Gordon Avenue, Winchester, SO23 0QE — Terraced House

Last Sold Date:	04/01/2002
Last Sold Price:	£122,500

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

10 Year History of Average House Prices by Property Type in SO23
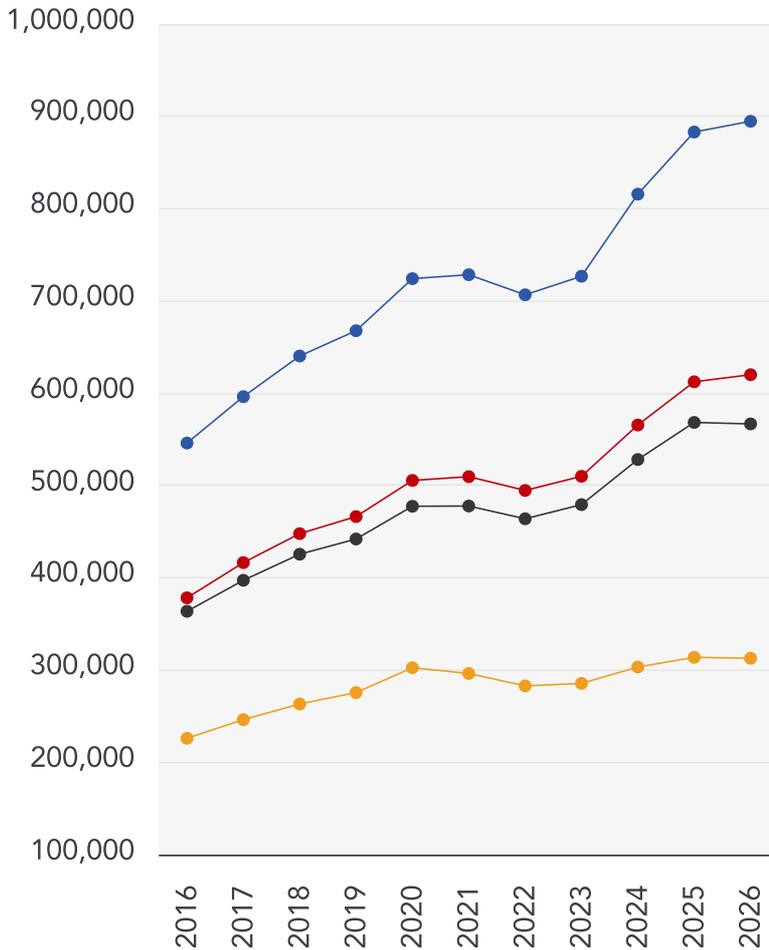
Detached

+63.86%

Semi-Detached

+63.92%

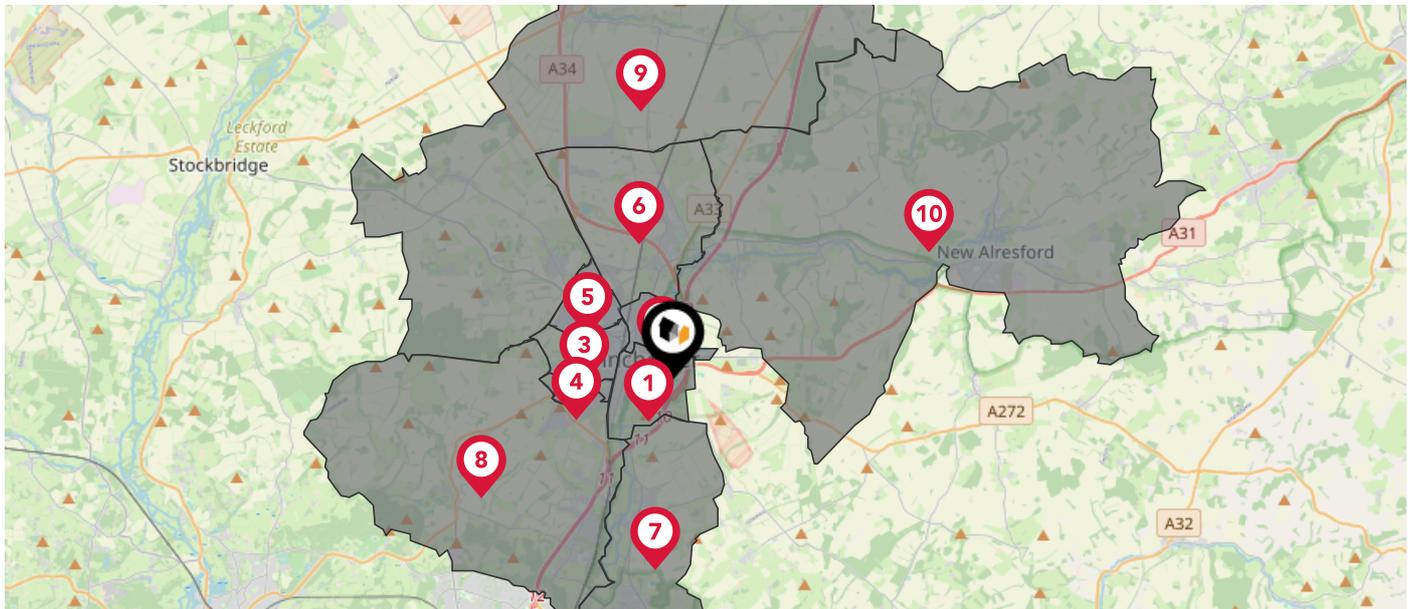Terraced

+55.82%

Flat

+38.37%

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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	St. Michael Ward
2	St. Bartholomew Ward
3	St. Paul Ward
4	St. Luke Ward
5	St. Barnabas Ward
6	The Worthys Ward
7	Colden Common & Twyford Ward
8	Badger Farm & Oliver's Battery Ward
9	Wonston & Micheldever Ward
10	Alresford & Itchen Valley Ward

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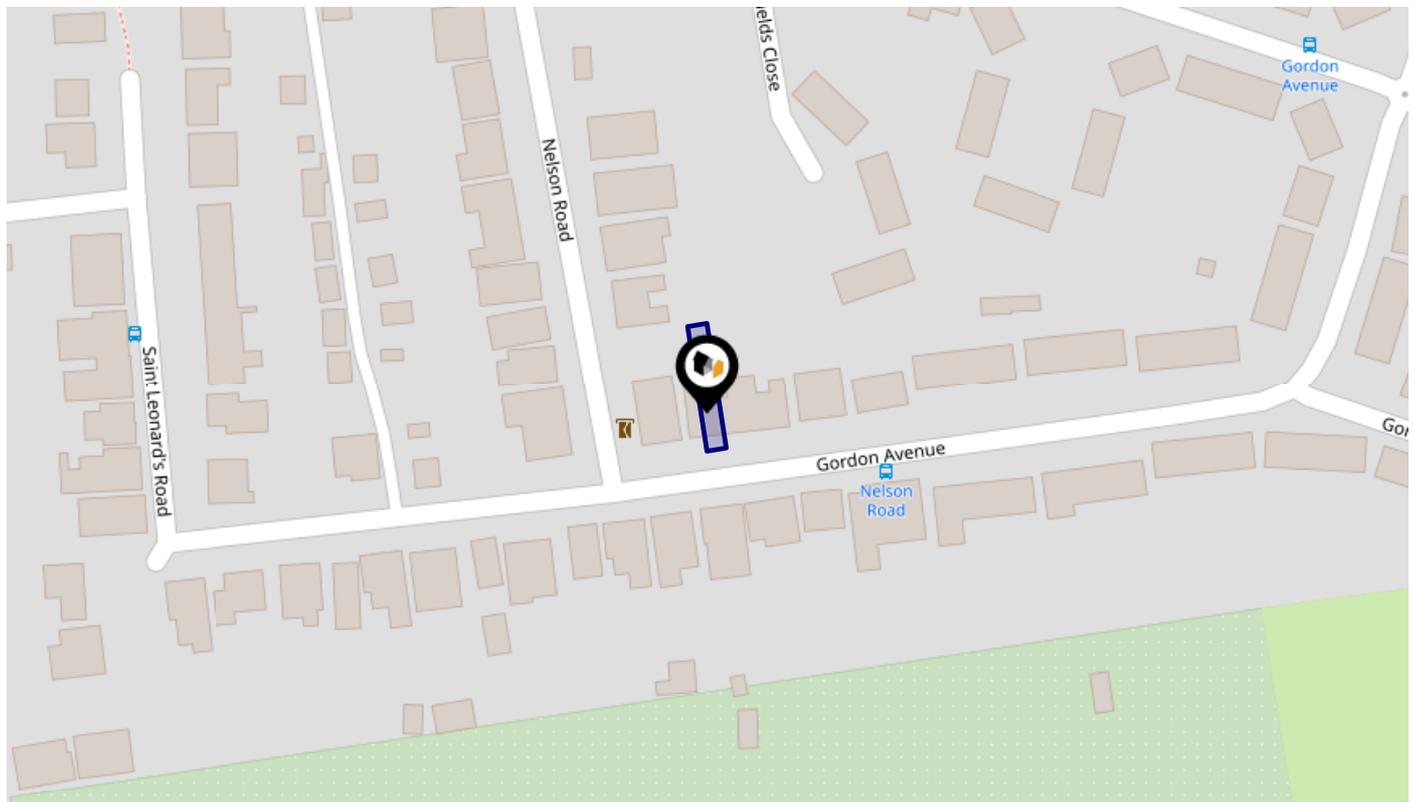
Rail Noise Data

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.

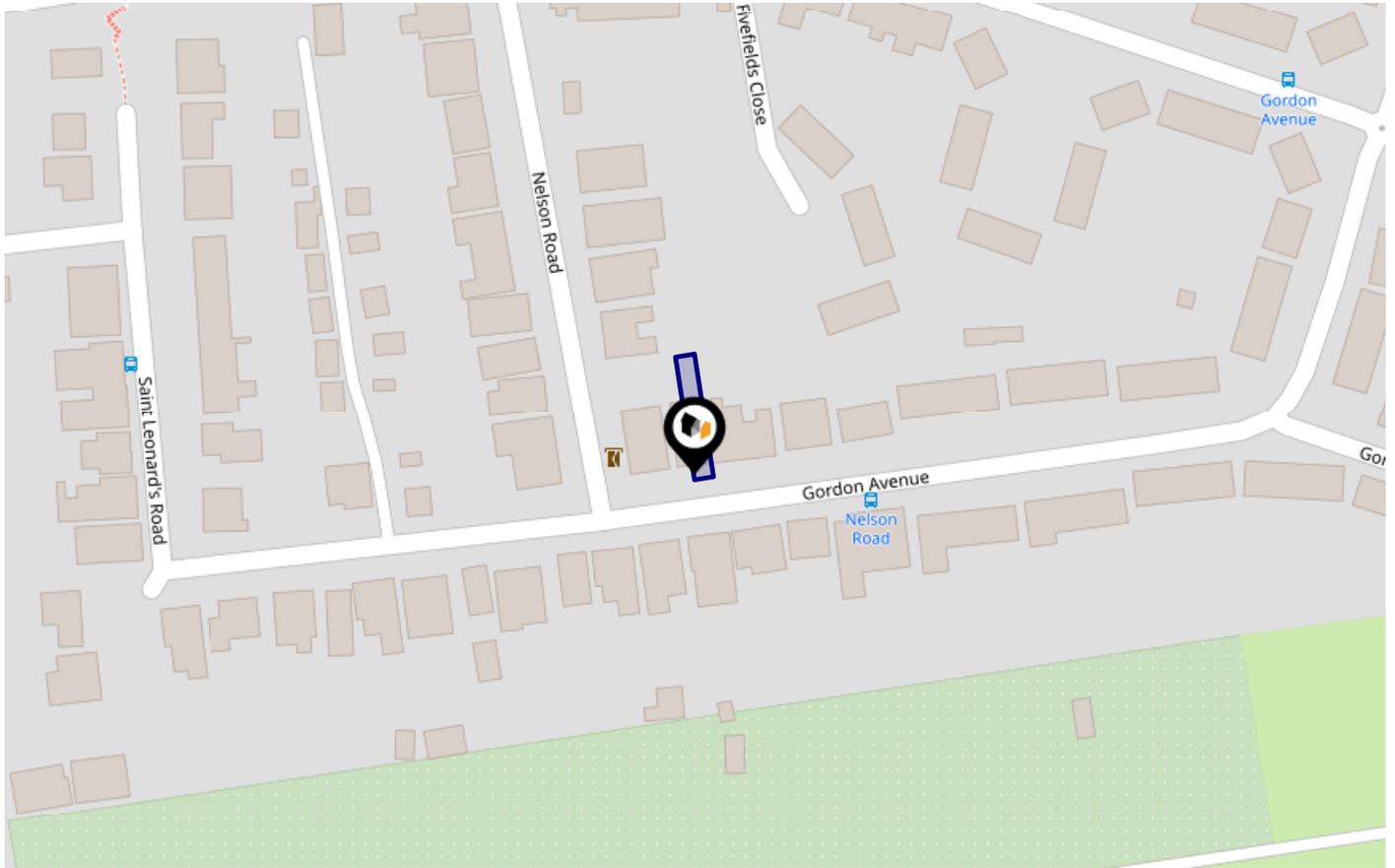The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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	🟦

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
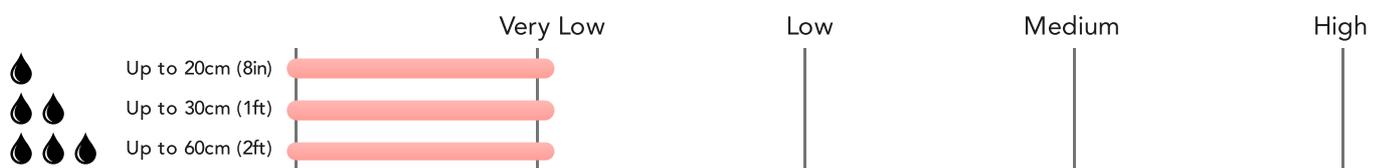

Risk Rating: Very low

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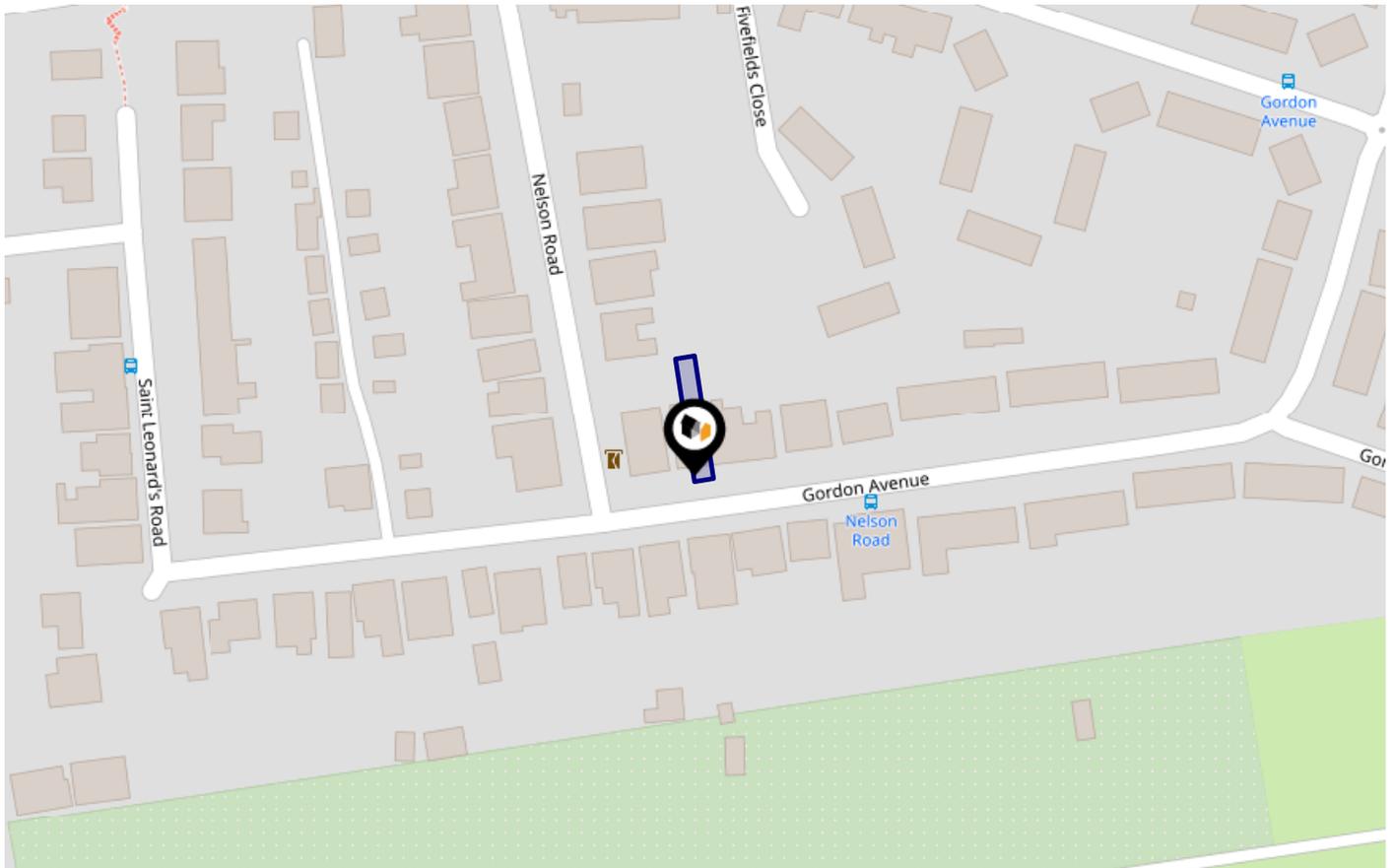
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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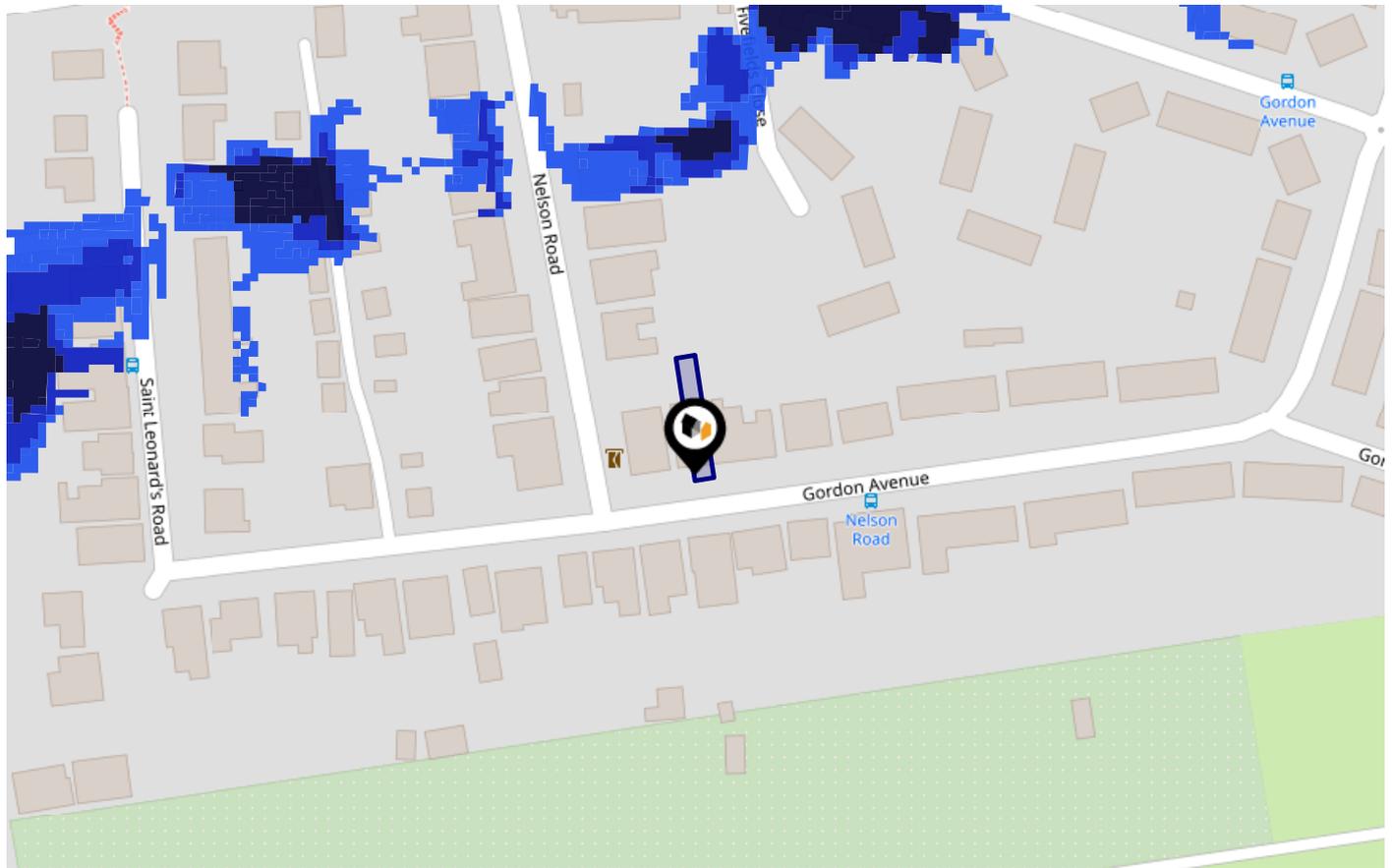
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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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.

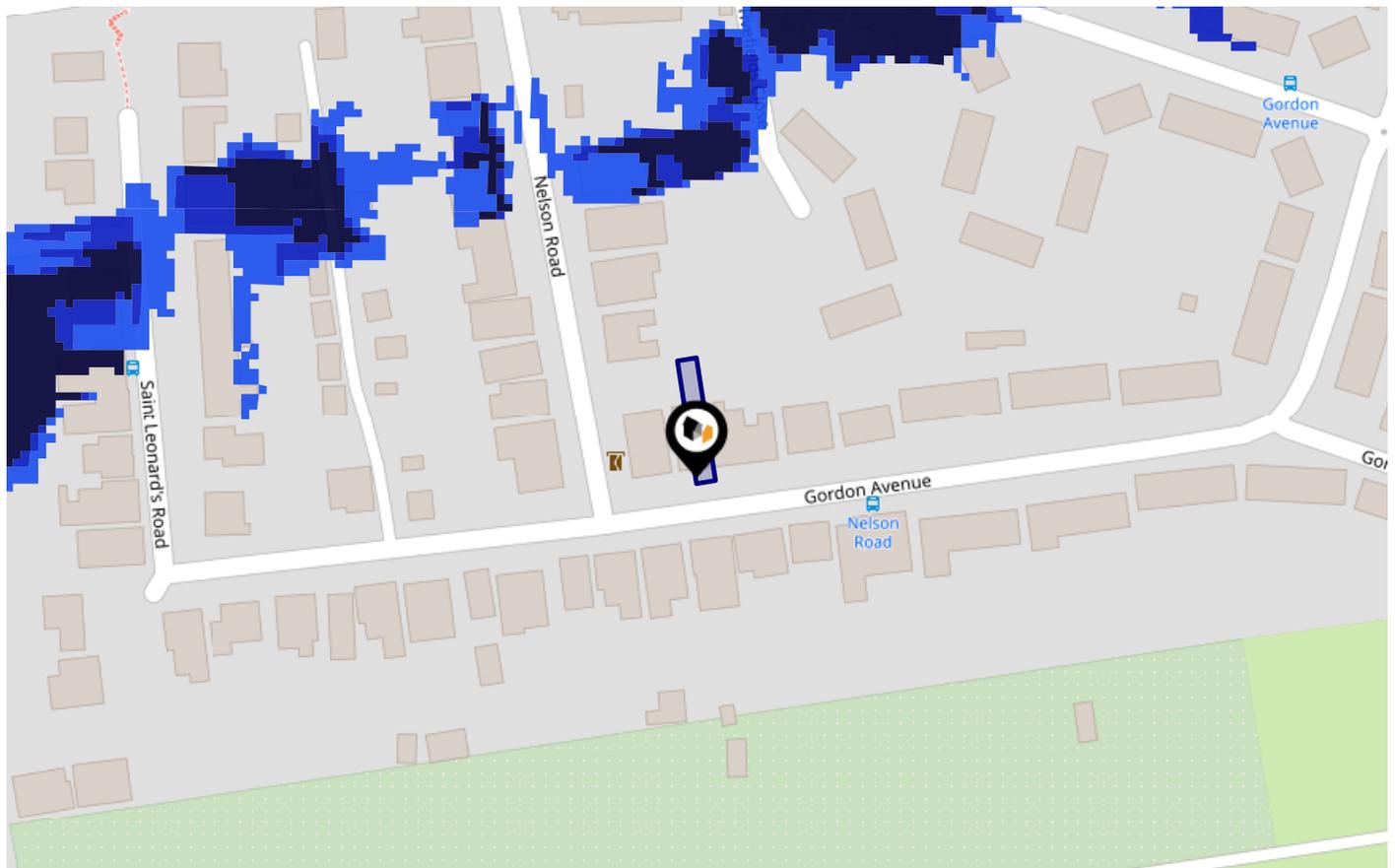**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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:

|		Very Low	Low	Medium	High
🌑	Up to 20cm (8in)				
🌑🌑	Up to 30cm (1ft)				
🌑🌑🌑	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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	King George V Playing Fields-Winchester	Historic Landfill	
2	Land At Morestead Waste Water Treatment Works-Morestead Waste Water Treatment Works, Morestead Road, Winchester, Hampshire	Historic Landfill	
3	Railway Cutting-Winnal Valley Road, Winchester, Hamsphire	Historic Landfill	
4	Disused Railway Cutting at Easton Lane-Winchester, Hampshire	Historic Landfill	
5	Winnall-Winchester, Hampshire	Historic Landfill	
6	Sewage Farm-Winchester, Hampshire	Historic Landfill	
7	Garnier Road Pumping Station-Winchester, Hampshire	Historic Landfill	
8	Spitfire Link-Easton Lane, Winchester	Historic Landfill	
9	Nuns Road-Winchester, Hampshire	Historic Landfill	
10	Land Between Old Newbury Railway and A33-Land Between Old Newbury Railway and A33 at Winnall	Historic Landfill	
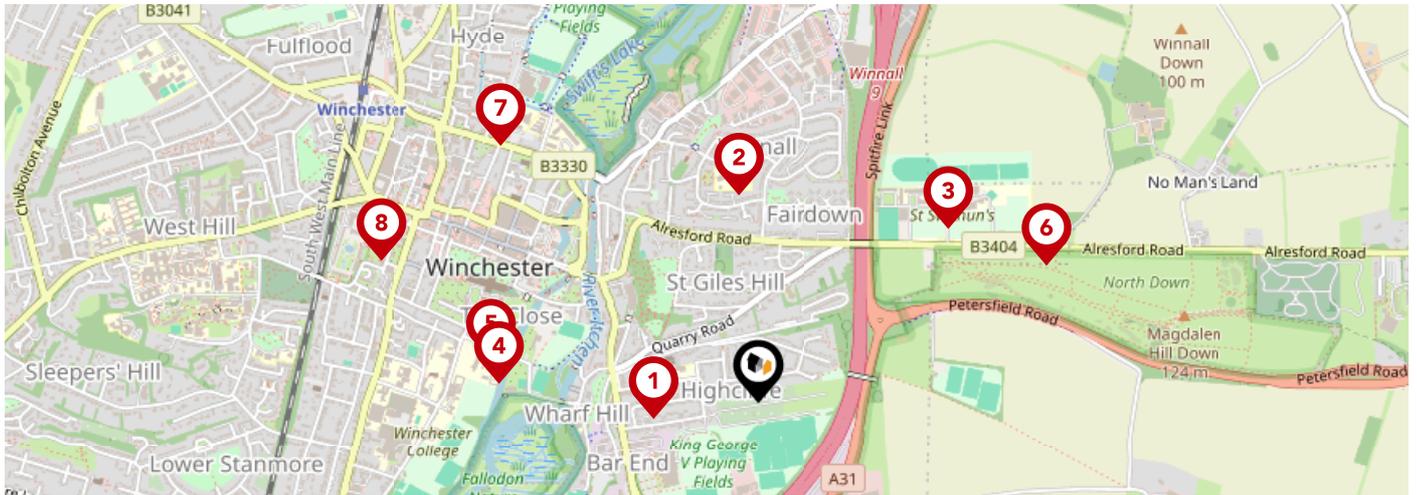
	Nursery	Primary	Secondary	College	Private
1 **All Saints Church of England Primary School** Ofsted Rating: Good | Pupils: 184 | Distance:0.24	☐	☑	☐	☐	☐
2 **Winnall Primary School** Ofsted Rating: Good | Pupils: 190 | Distance:0.49	☐	☑	☐	☐	☐
3 **St Swithuns** Ofsted Rating: Not Rated | Pupils: 742 | Distance:0.6	☐	☐	☑	☐	☐
4 **Winchester College** Ofsted Rating: Not Rated | Pupils: 726 | Distance:0.6	☐	☐	☑	☐	☐
5 **The Pilgrims School** Ofsted Rating: Not Rated | Pupils: 235 | Distance:0.63	☐	☐	☑	☐	☐
6 **Leigh House Hospital** Ofsted Rating: Not Rated | Pupils:0 | Distance:0.74	☐	☐	☑	☐	☐
7 **St Bede Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 415 | Distance:0.85	☐	☑	☐	☐	☐
8 **Swanwick Lodge** Ofsted Rating: Not Rated | Pupils:0 | Distance:0.93	☐	☐	☑	☐	☐
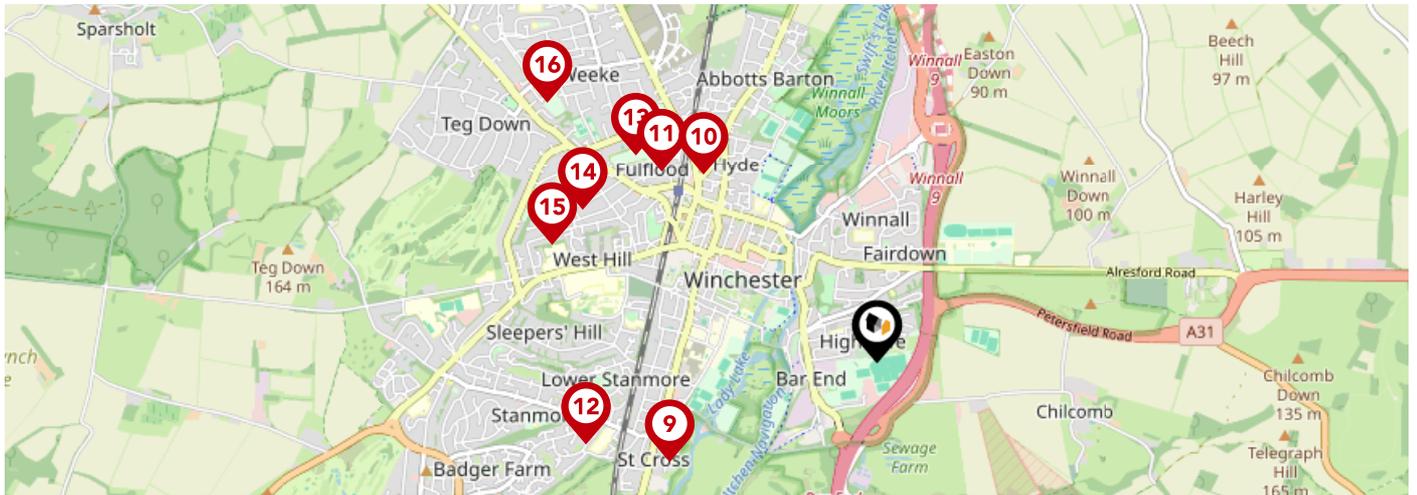
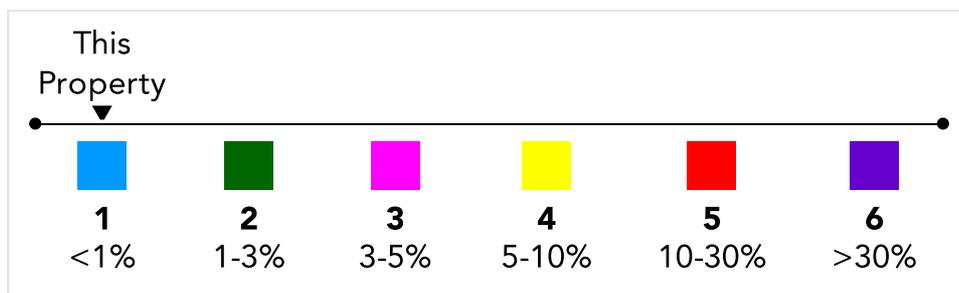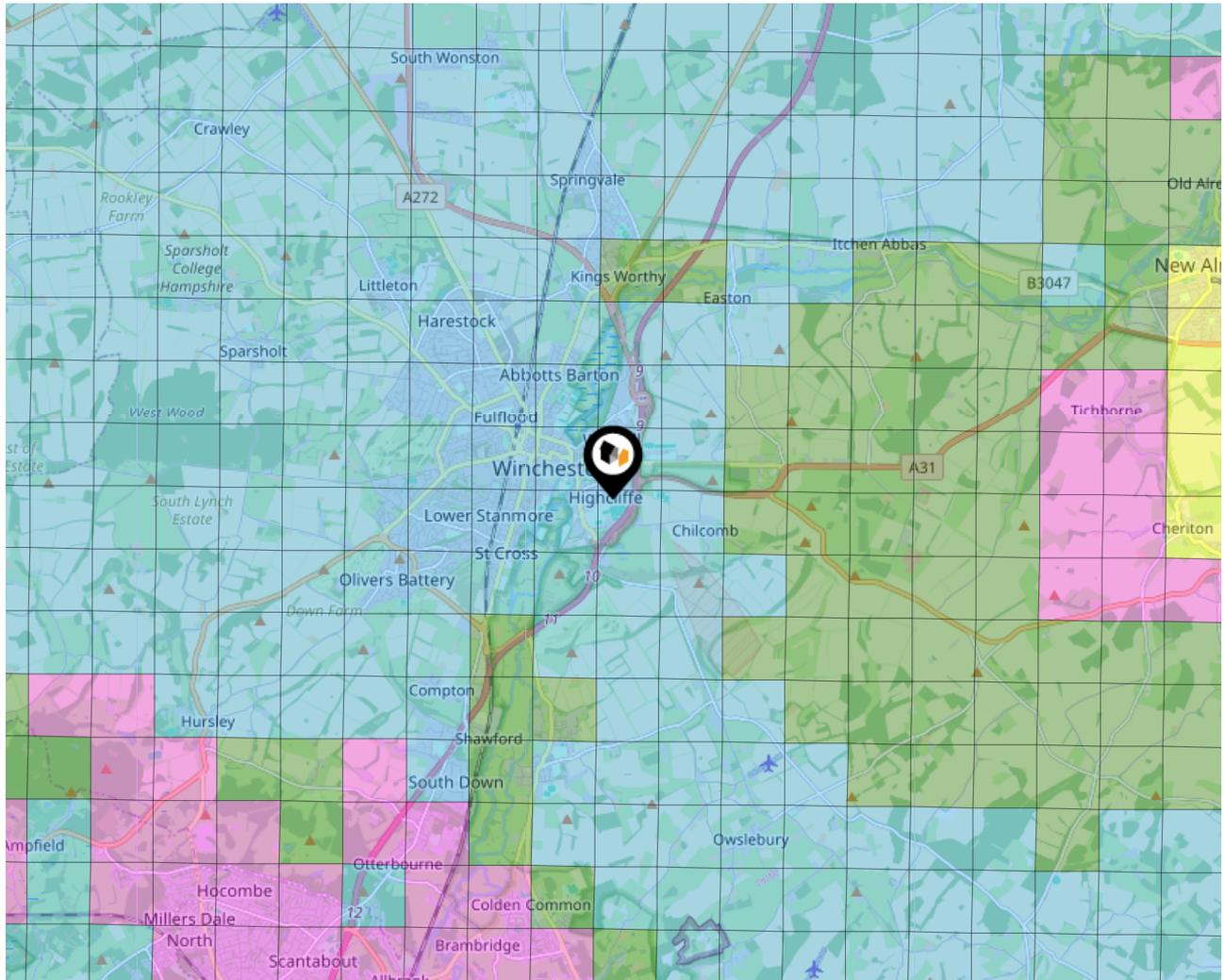|	Nursery	Primary	Secondary	College	Private
9 St Faith's Church of England Primary School Ofsted Rating: Good | Pupils: 149 | Distance:1.07	☐	☑	☐	☐	☐
10 Osborne School Ofsted Rating: Outstanding | Pupils: 223 | Distance:1.19	☐	☐	☑	☐	☐
11 Peter Symonds College Ofsted Rating: Outstanding | Pupils:0 | Distance:1.34	☐	☐	☑	☐	☐
12 Stanmore Primary School Ofsted Rating: Requires improvement | Pupils: 187 | Distance:1.4	☐	☑	☐	☐	☐
13 Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding | Pupils: 108 | Distance:1.48	☑	☐	☐	☐	☐
14 The Westgate School Ofsted Rating: Outstanding | Pupils: 1626 | Distance:1.55	☐	☑	☑	☐	☐
15 Western Church of England Primary School Ofsted Rating: Good | Pupils: 391 | Distance:1.6	☐	☑	☐	☐	☐
16 Weeke Primary School Ofsted Rating: Good | Pupils: 397 | Distance:1.95	☐	☑	☐	☐	☐

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).

This Property ▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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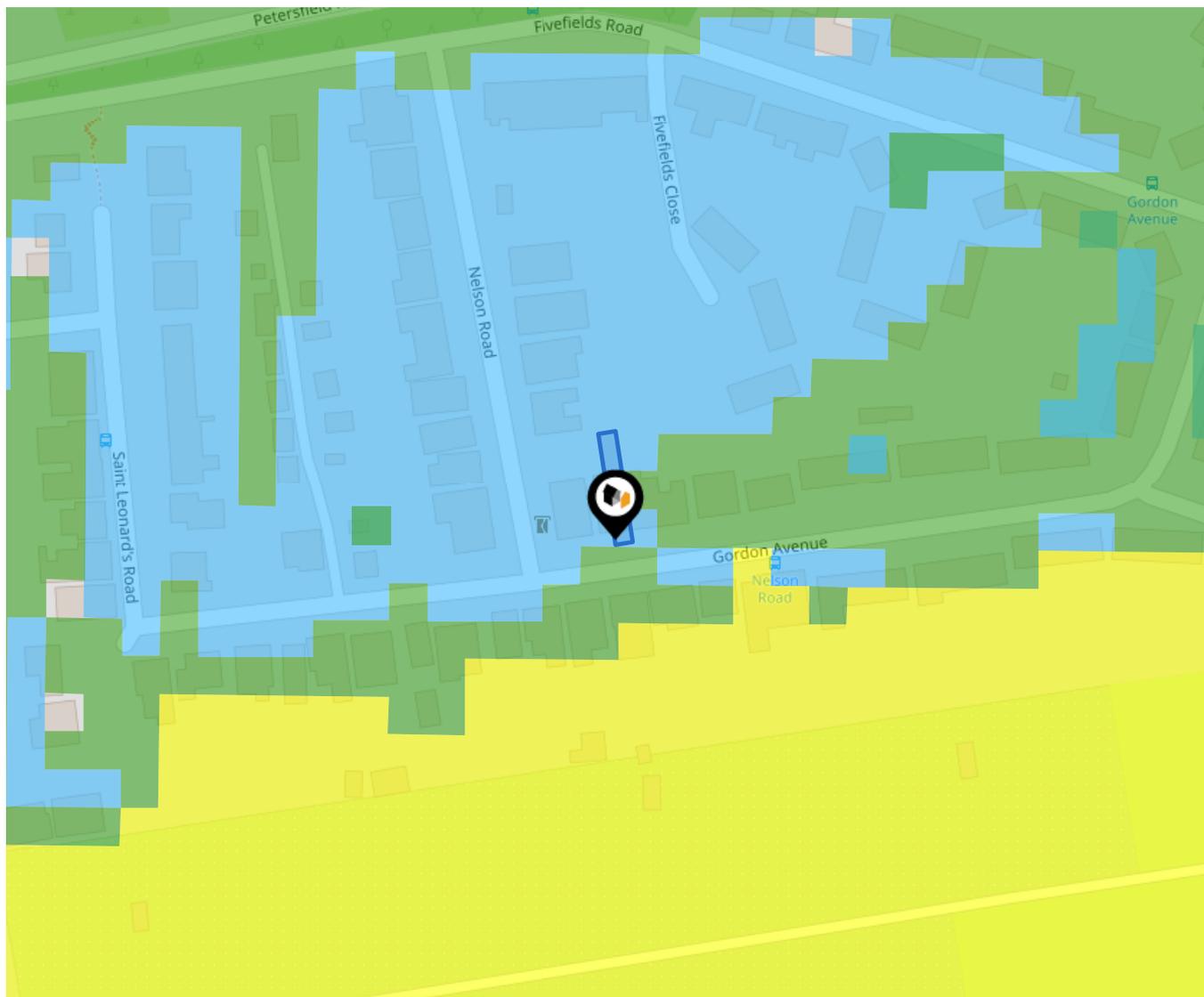
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

Sam Kerr-Smiley

Sam and Nony are independent estate agents specialising in selling houses in and around Winchester. They take total and personal responsibility for each home – from valuing it initially, attending the photography sessions to ensure that it looks as good as it possibly can for the marketing material. They undertake all the viewings themselves and get to know each home really well, negotiating the offers, and then personally manage each sale through to exchange and completion.

It is their strong belief that they offer an approach that manages to be both powerful and unique, whilst never forgetting that their clients are the single most important aspect both of their personal business, and that of Martin and Co with whom they work and sit under the legal compliance and infrastructure of.

Sam Kerr-Smiley
Testimonials

Testimonial 1

★★★★★

After going through the process of selling and buying simultaneously, I realised how exceptional this duo is! Always direct, no airs and graces, pure professionalism. Always one point of contact "Nony" Whatever time of day. She never sugar coats and a massive support through a nail-biting process. I would highly recommend Nony to anyone looking to sell their property! Thank you!

Testimonial 2

★★★★★

Nony and Sam aren't your typical estate agents. From the outset, they were by far the most interested in helping us, and they really cared. There was SO much back and forth with surveyors etc due to the age of the property, and they guided us through that process, and cajoled the many different agents and solicitors in the chain to get us over the line. Thanks so much Nony and Sam! You guys are first class.

Testimonial 3

★★★★★

Nony engages deeply with all parties involved to make the difficult and fraught process of buying and selling a property much easier. Her knowledge of the Winchester property market, and her warm but realistic approach to getting a sale done, sets her apart from many of her peers. Nony loves what she does, looks after everyone involved and keeps all parties focused on completing the deal.

 /MartinCoWinchester   /MAC_Winchester

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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 Sam Kerr-Smiley 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 Sam Kerr-Smiley and therefore no warranties can be given as to their good working order.

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Sam Kerr-Smiley
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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail