

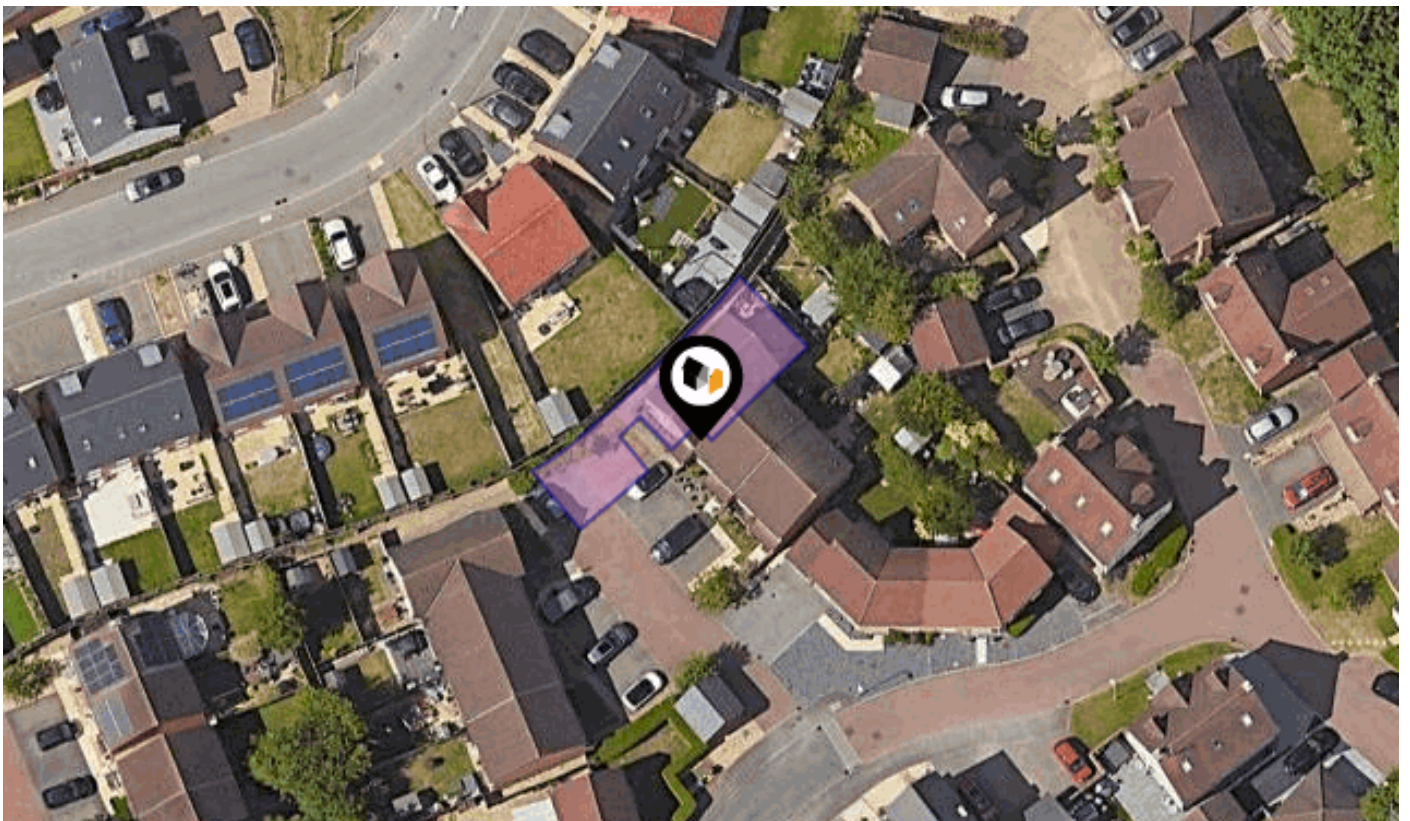


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 05th June 2026



GLOUCESTER AVENUE, SHINFIELD, READING, RG2

Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



 street-view-image



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Floor Area:	473 ft ² / 44 m ²		
Plot Area:	0.04 acres		
Year Built :	2003-2006		
Council Tax :	Band B		
Annual Estimate:	£1,943		
Title Number:	BK421822		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	2000 mb/s
		

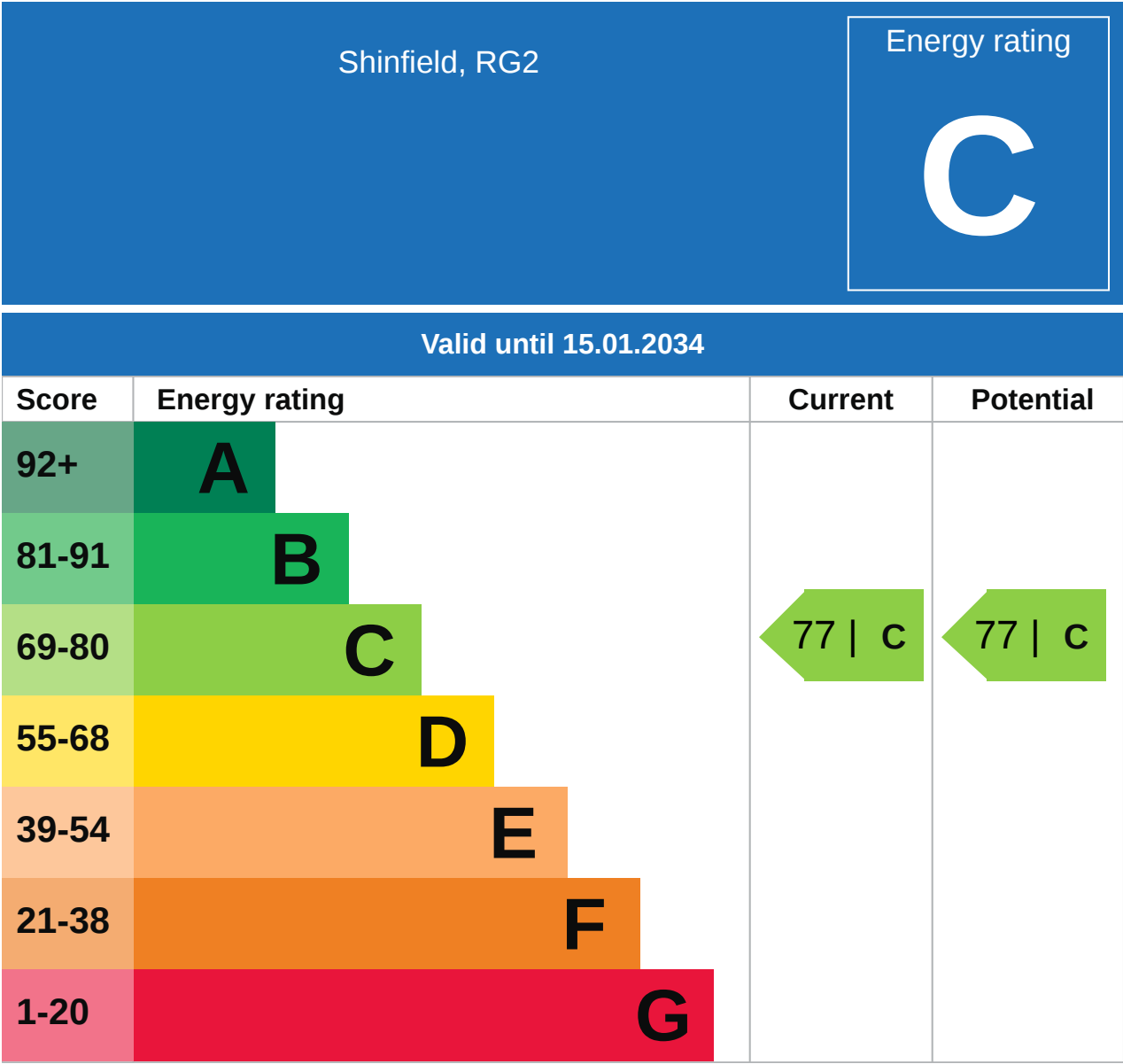
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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, insulated (assumed)
Total Floor Area:	44 m ²

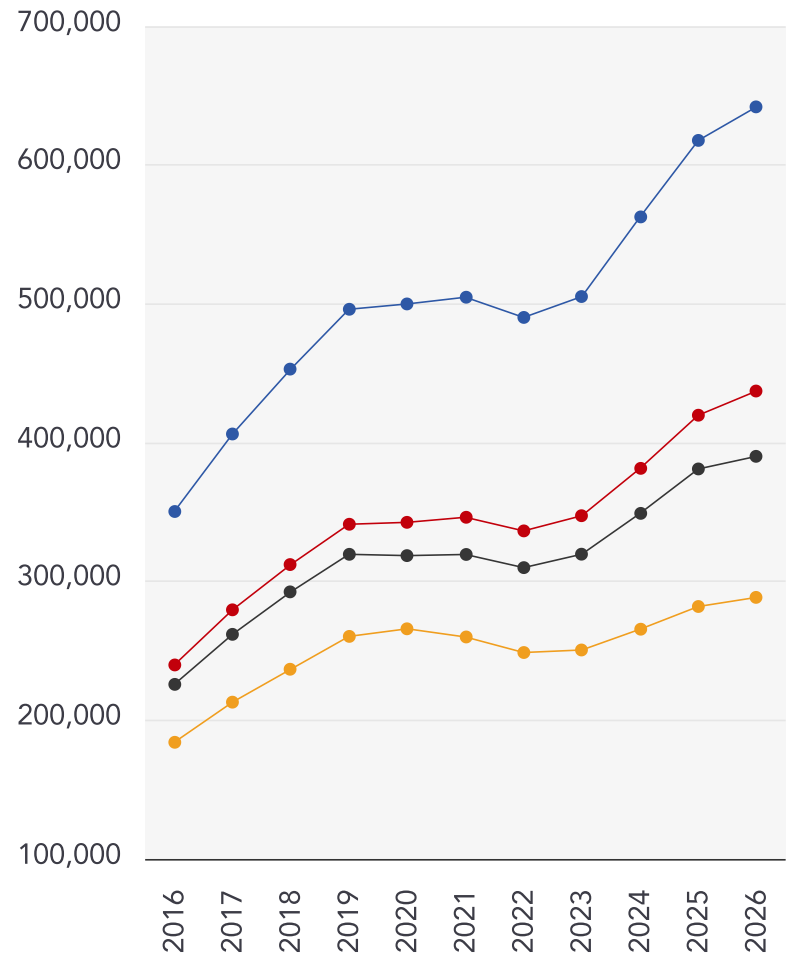
Market Sold in Street



70, Gloucester Avenue, Reading, RG2 9GA					Semi-detached House
Last Sold Date:	28/07/2025	14/12/2007			
Last Sold Price:	£510,000	£300,000			
6, Gloucester Avenue, Reading, RG2 9GA					Flat-maisonette House
Last Sold Date:	25/10/2024				
Last Sold Price:	£235,000				
21, Gloucester Avenue, Reading, RG2 9GA					Semi-detached House
Last Sold Date:	06/08/2024	12/05/2015	25/11/2010		
Last Sold Price:	£374,000	£283,000	£223,000		
36, Gloucester Avenue, Reading, RG2 9GA					Flat-maisonette House
Last Sold Date:	16/06/2023	24/08/2018	11/04/2014		
Last Sold Price:	£222,000	£187,500	£161,250		
25, Gloucester Avenue, Reading, RG2 9GA					Semi-detached House
Last Sold Date:	28/06/2022	15/07/2014			
Last Sold Price:	£365,810	£250,000			
55, Gloucester Avenue, Reading, RG2 9GA					Terraced House
Last Sold Date:	25/05/2022	04/12/2015	07/10/2013	27/10/2006	
Last Sold Price:	£444,000	£382,500	£280,000	£259,995	
5, Gloucester Avenue, Reading, RG2 9GA					Flat-maisonette House
Last Sold Date:	25/02/2022				
Last Sold Price:	£117,000				
43, Gloucester Avenue, Reading, RG2 9GA					Detached House
Last Sold Date:	16/02/2022	10/08/2007			
Last Sold Price:	£940,000	£599,995			
41, Gloucester Avenue, Reading, RG2 9GA					Detached House
Last Sold Date:	13/01/2022	28/06/2007			
Last Sold Price:	£635,000	£499,995			
69, Gloucester Avenue, Reading, RG2 9GA					Detached House
Last Sold Date:	23/04/2021	27/04/2012			
Last Sold Price:	£720,000	£430,000			
51, Gloucester Avenue, Reading, RG2 9GA					Detached House
Last Sold Date:	20/04/2021	22/09/2010	10/01/2007		
Last Sold Price:	£840,000	£575,000	£589,995		
47, Gloucester Avenue, Reading, RG2 9GA					Detached House
Last Sold Date:	07/01/2021	30/03/2007			
Last Sold Price:	£775,000	£562,500			

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 RG2



Detached

+83.21%

Semi-Detached

+82.31%

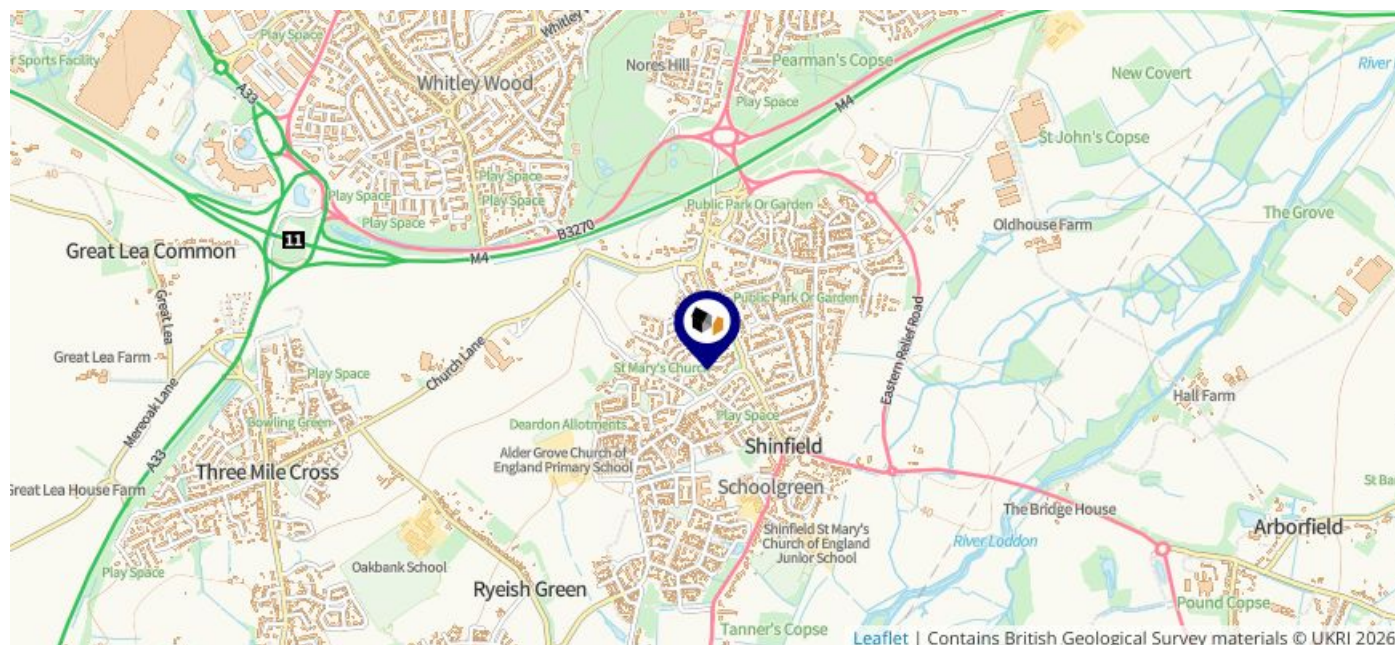
Terraced

+72.76%

Flat

+56.72%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

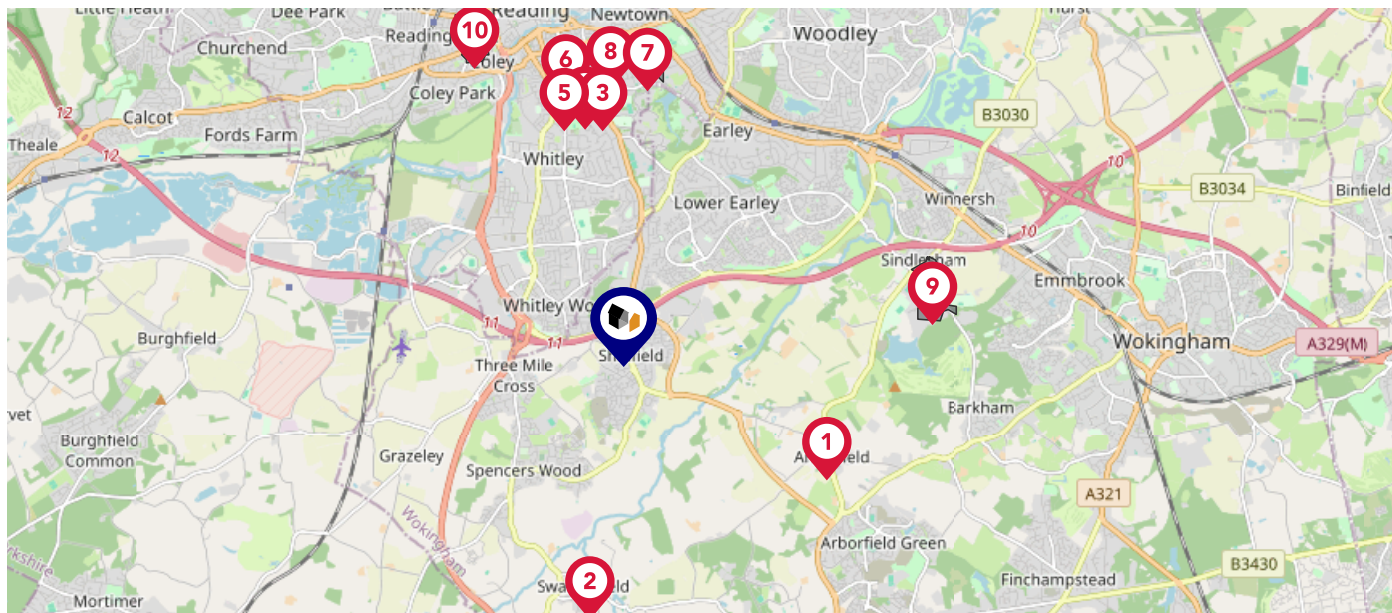
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



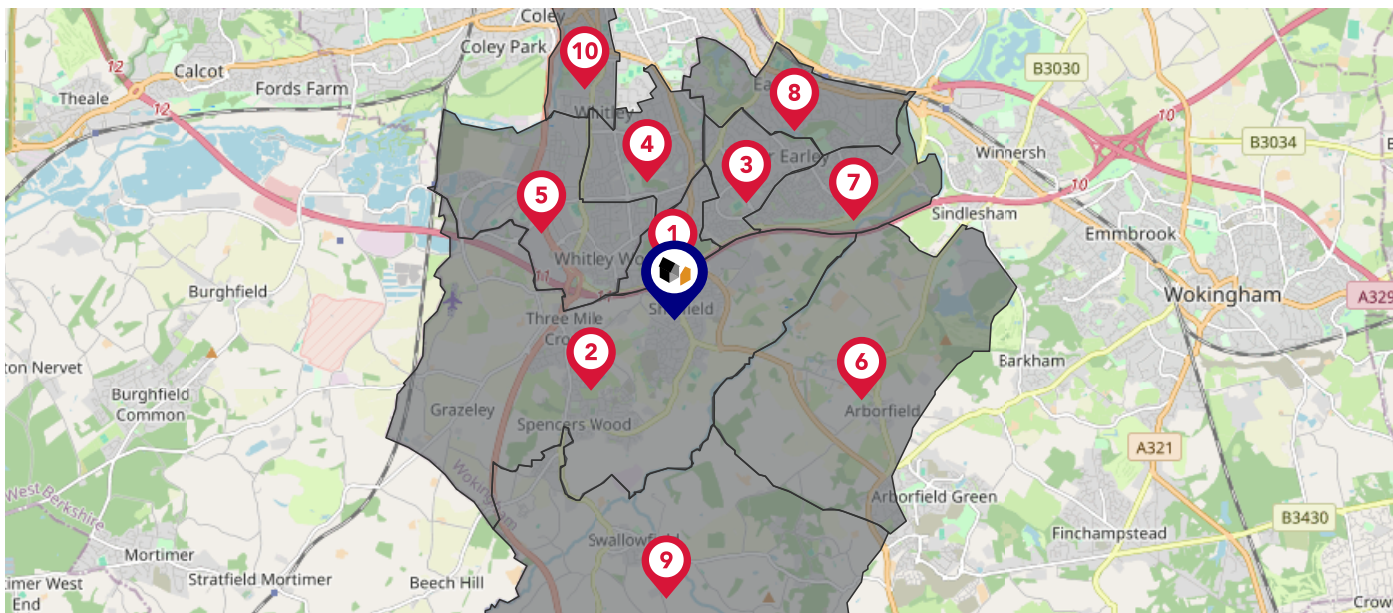
Nearby Conservation Areas

- 1 Arborfield Cross
- 2 Swallowfield
- 3 Redlands
- 4 The Mount
- 5 Christchurch
- 6 Kendrick Road
- 7 South Park
- 8 Alexandra Road
- 9 Sindlesham
- 10 Russell Street and Castle Hill

Maps

Council Wards

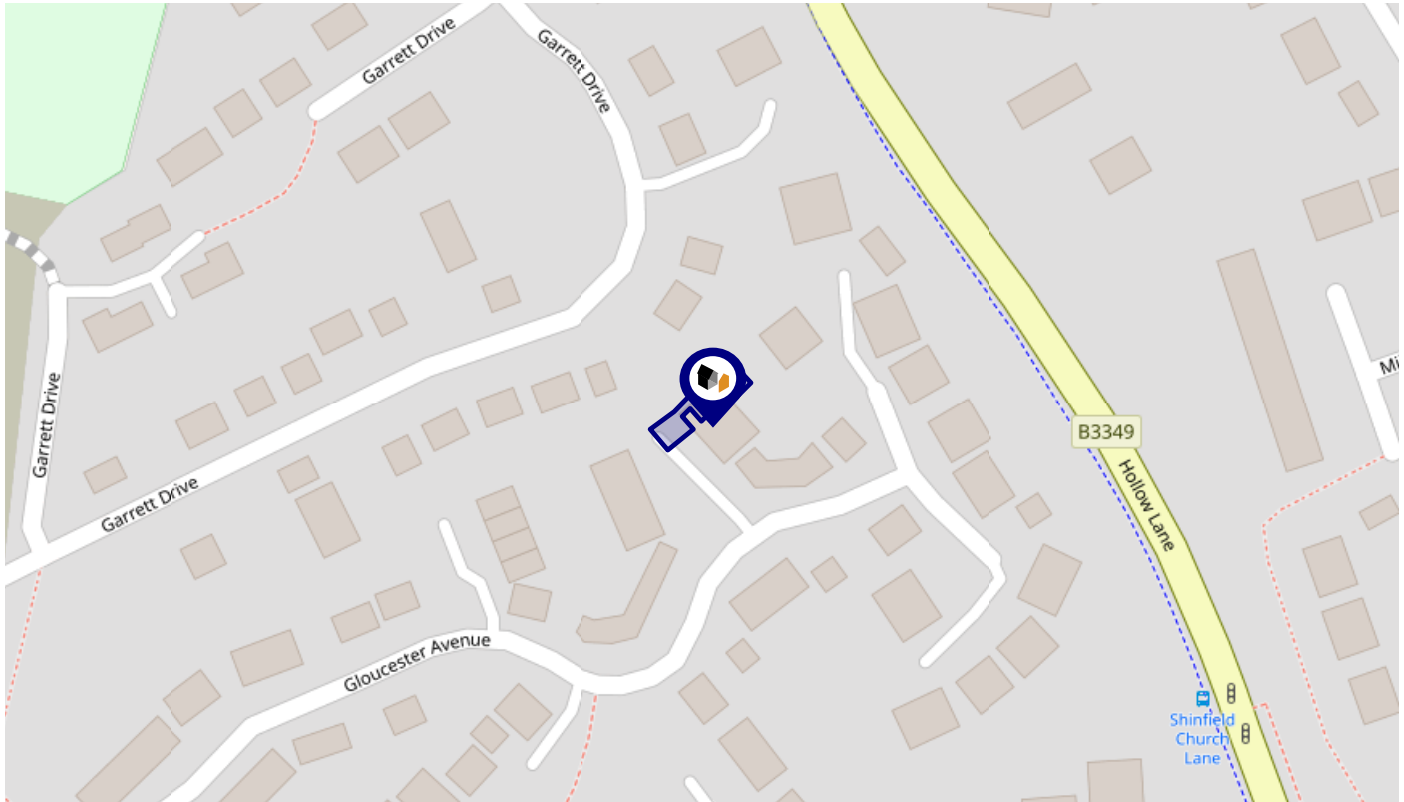
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Shinfield North Ward
- 2 Shinfield South Ward
- 3 Hillside Ward
- 4 Church Ward
- 5 Whitley Ward
- 6 Arborfield Ward
- 7 Hawkedon Ward
- 8 Maiden Erlegh Ward
- 9 Swallowfield Ward
- 10 Katesgrove Ward

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



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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

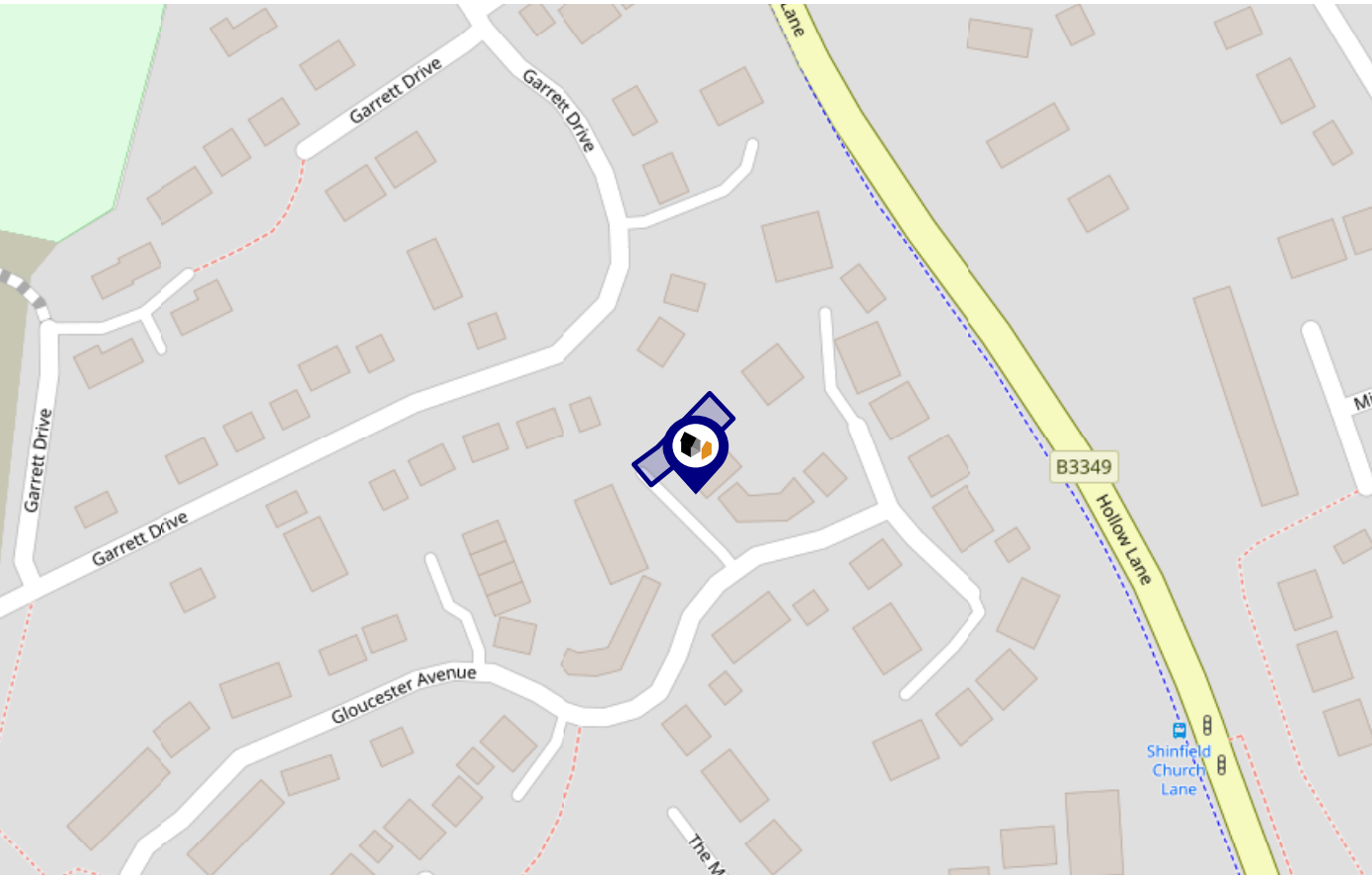
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	
4	70.0-74.9 dB	
3	65.0-69.9 dB	
2	60.0-64.9 dB	
1	55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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

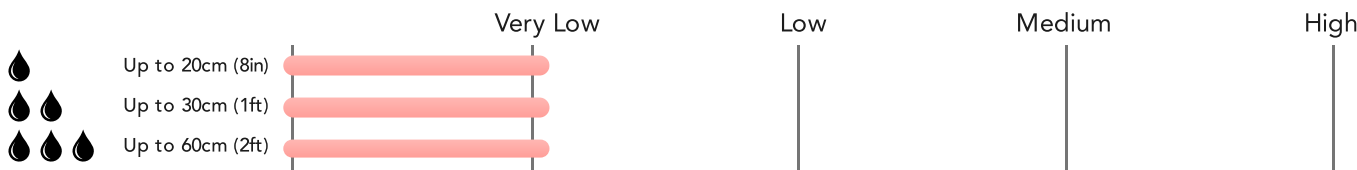


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

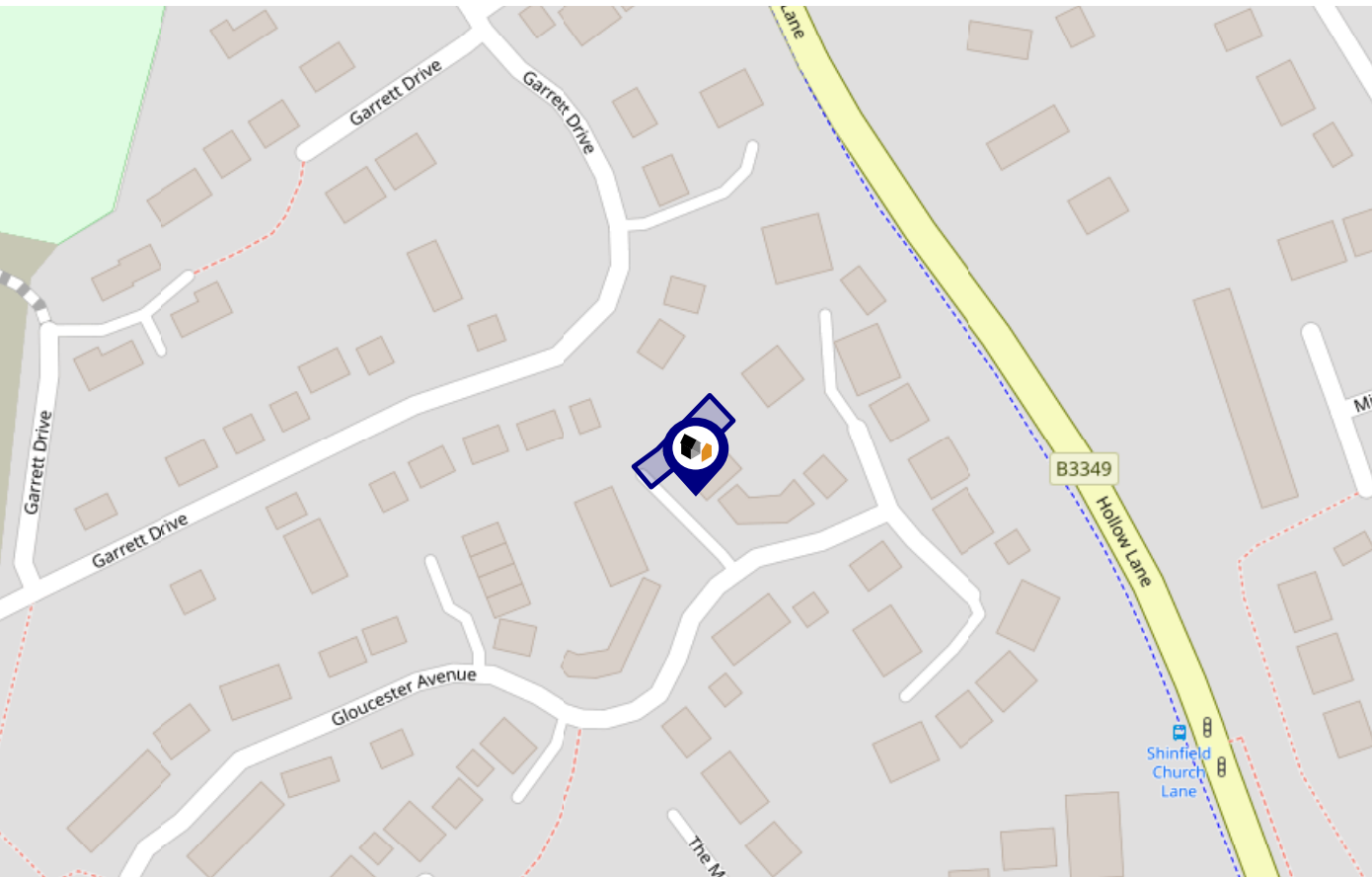


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

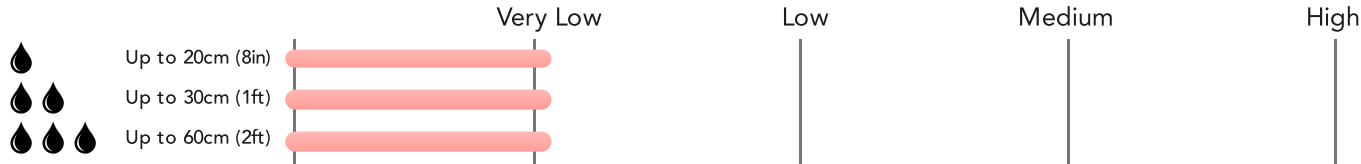


Risk Rating: Very low

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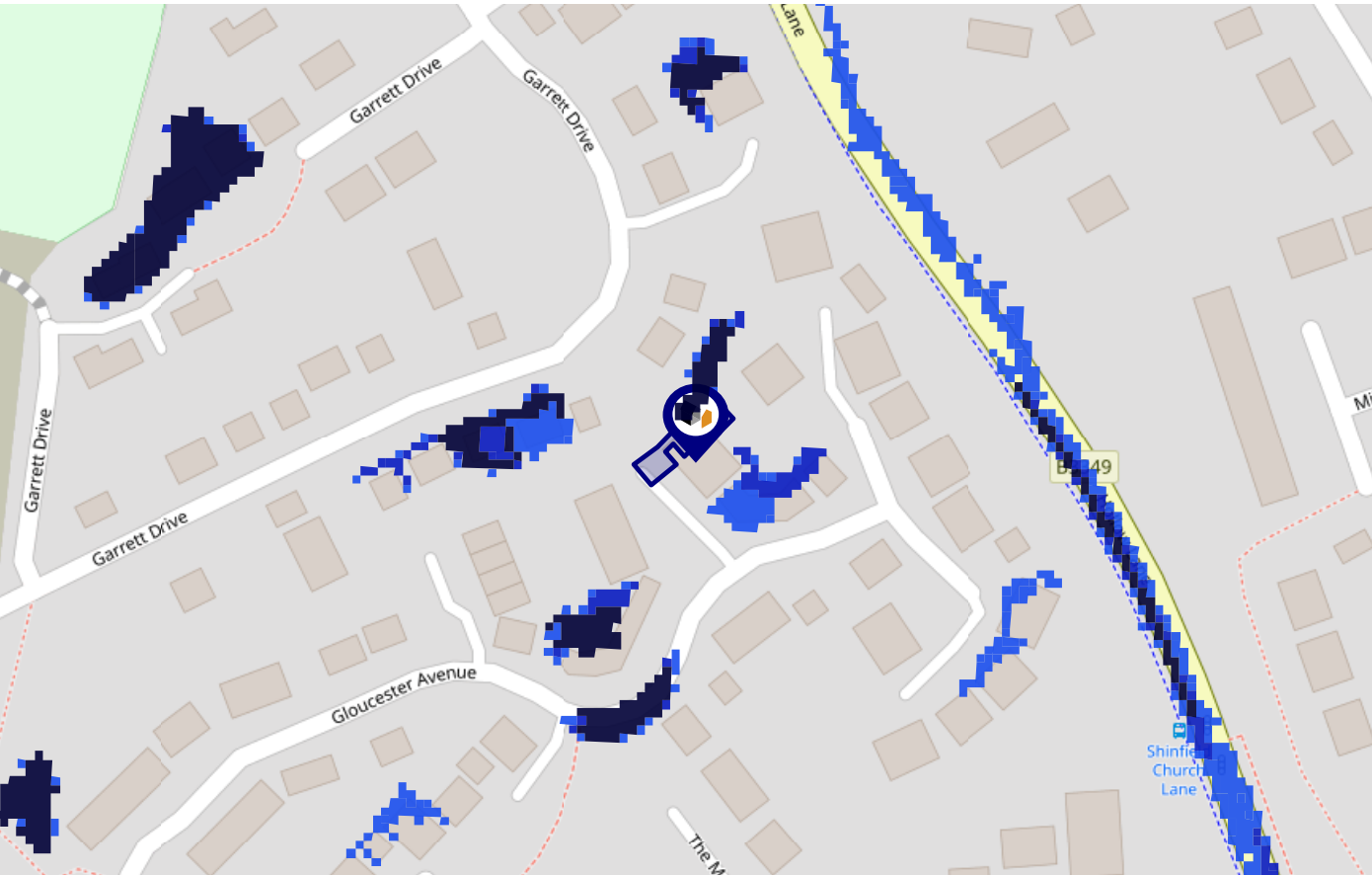
Chance of flooding to the following depths at this property:



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.

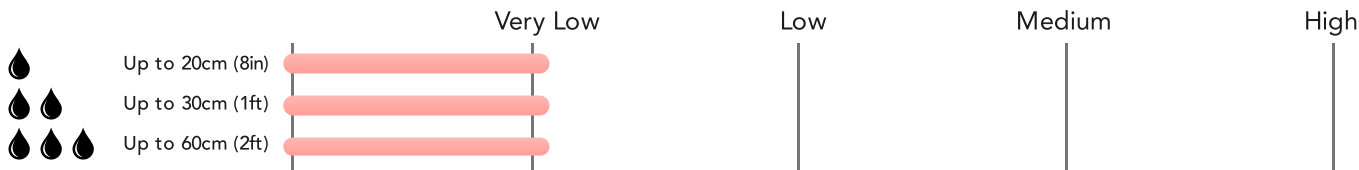


Risk Rating: Very low

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.

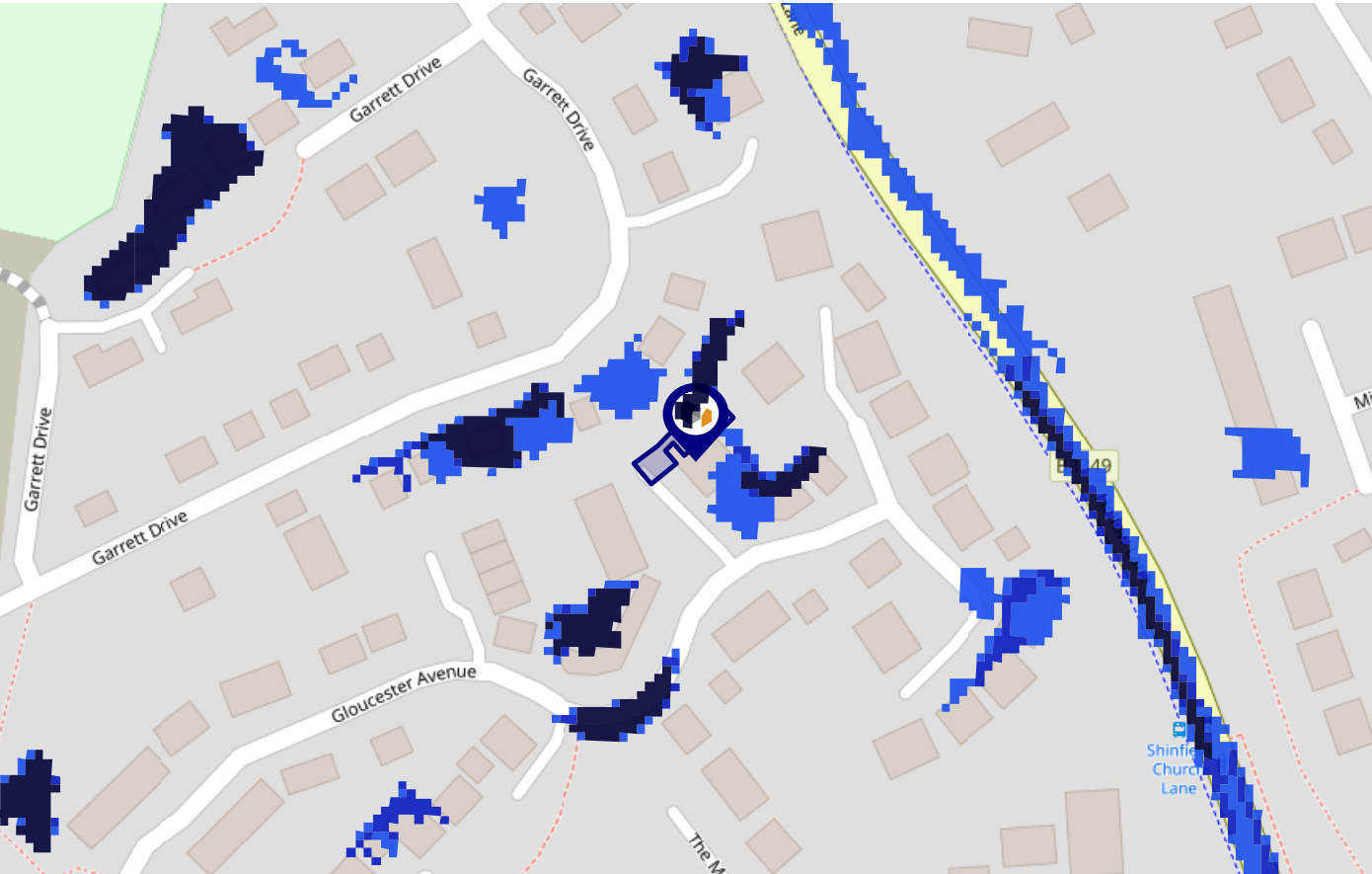
Chance of flooding to the following depths at this property:



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.

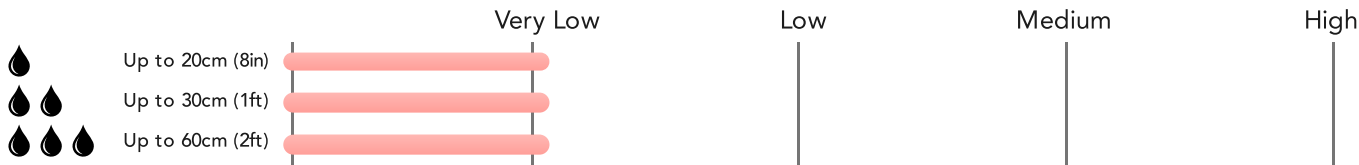


Risk Rating: **Very low**

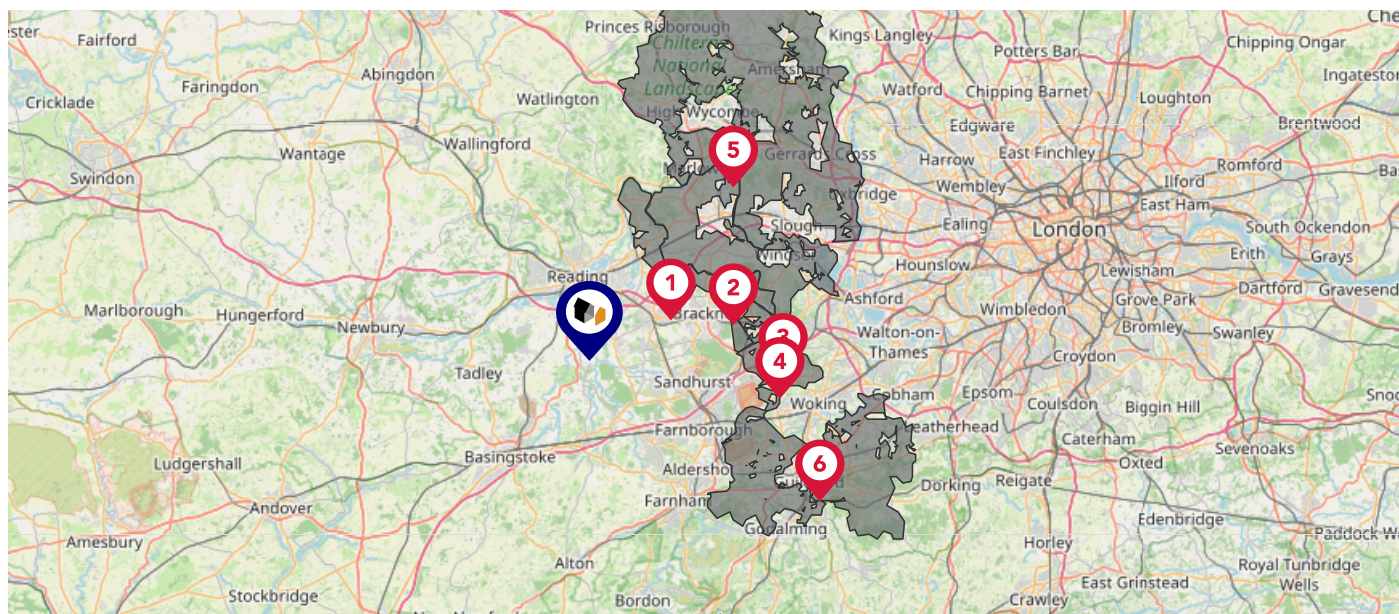
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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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 - Windsor and Maidenhead



London Green Belt - Surrey Heath



London Green Belt - Buckinghamshire

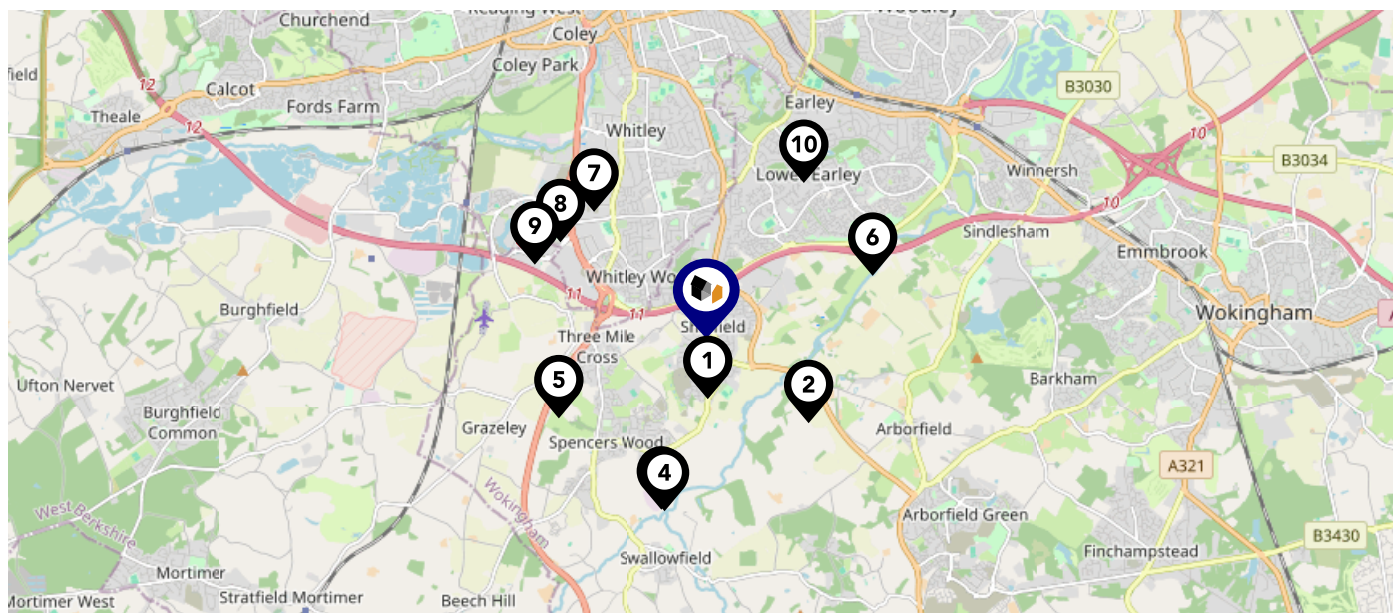


London Green Belt - Guildford

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.



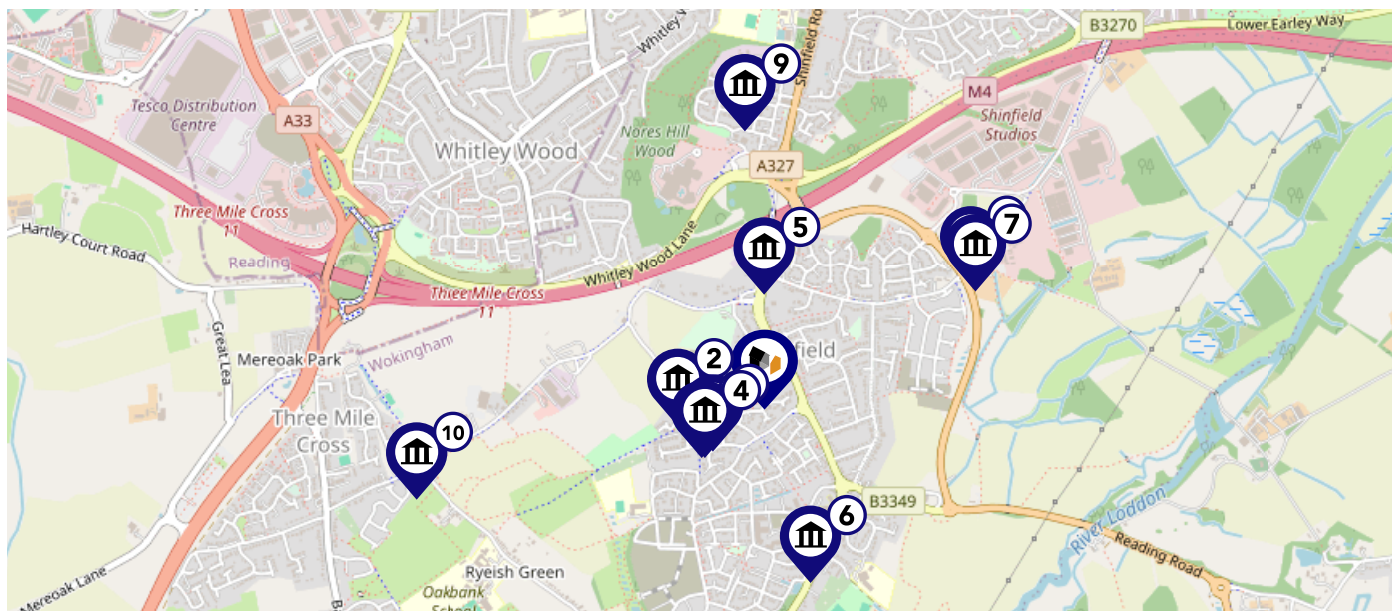
Nearby Landfill Sites

	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill 
	Milkingbarn Lane-Arborfield	Historic Landfill 
	Sussex Way-Spencers Wood	Historic Landfill 
	Sussex Way-Spencers Wood	Historic Landfill 
	Grazeley Road-Three Mile Cross, Buckinghamshire	Historic Landfill 
	Lower Earley Way-Reading, Berkshire	Historic Landfill 
	Manor Farm-Reading, Berkshire	Historic Landfill 
	Smallmead Tip-Smallmead Road, Reading, Berkshire	Historic Landfill 
	EA/EPR/XP3199EZ/A001 - Reading Football Club	Active Landfill 
	Bovis Homes-Earley, Buckinghamshire	Historic Landfill 

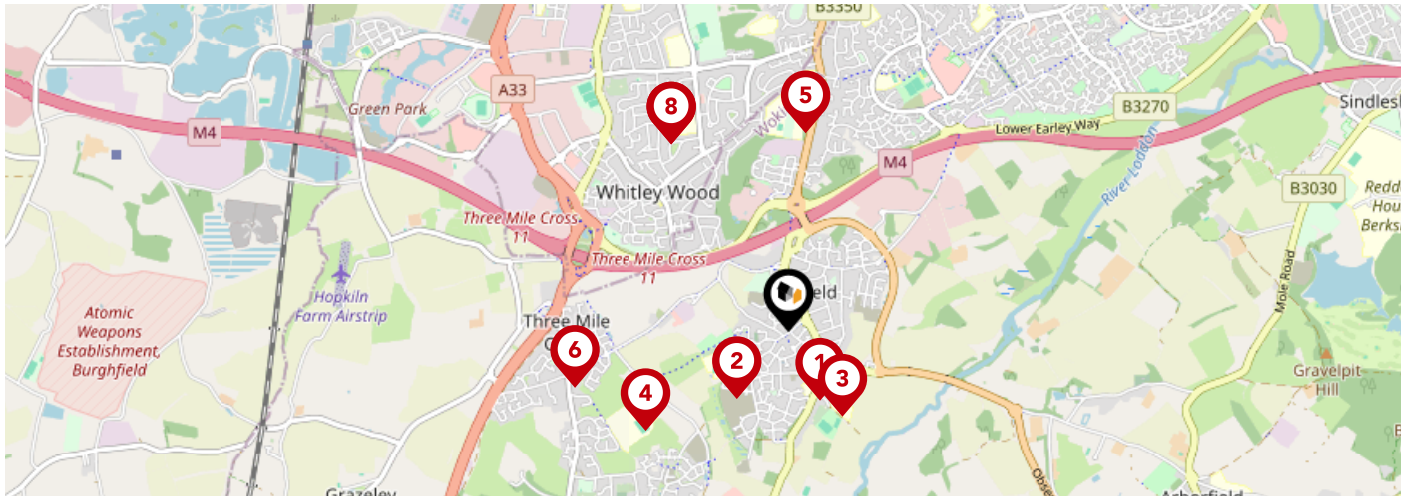
Maps

Listed Buildings

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

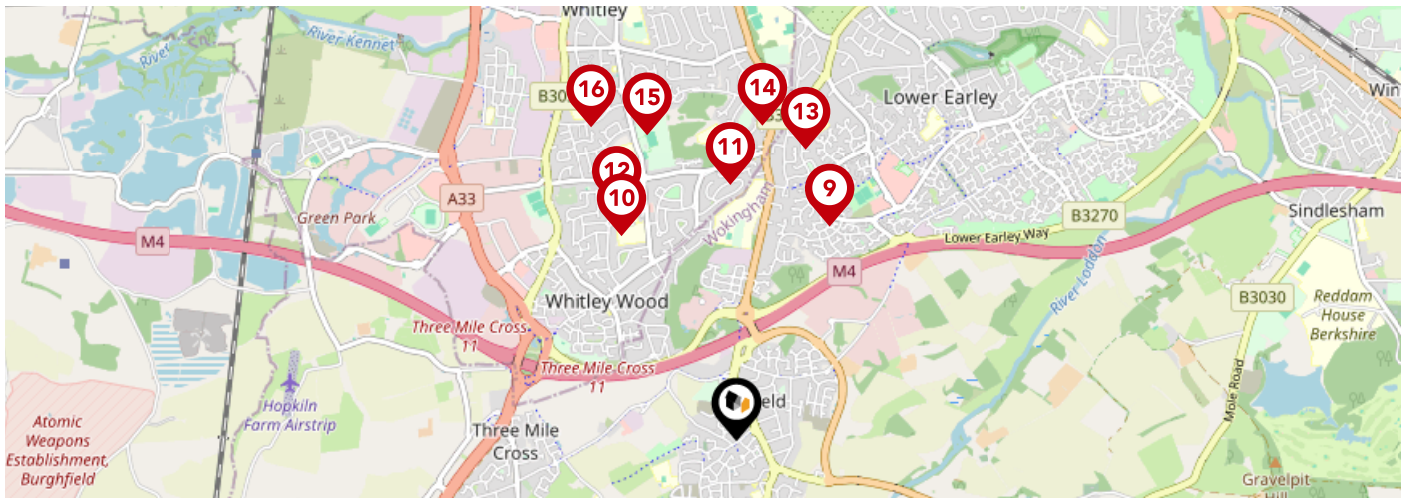


Listed Buildings in the local district		Grade	Distance
	1118131 - Church Of St Mary	Grade I	0.1 miles
	1312966 - Milton Sandford Restaurant	Grade II	0.2 miles
	1118132 - Church Farmhouse	Grade II	0.2 miles
	1136103 - Granary In Garden Of Church Farmhouse Approximately 8 Metres To South West	Grade II	0.2 miles
	1136186 - Lane End Farmhouse	Grade II	0.3 miles
	1136149 - The School	Grade II	0.4 miles
	1136129 - Barn Adjoining Cutbush	Grade II	0.6 miles
	1118135 - Cutbush	Grade II	0.6 miles
	1319127 - Lodge To Meteorological Office	Grade II	0.7 miles
	1118134 - The Thatch	Grade II	0.8 miles



		Nursery	Primary	Secondary	College	Private
1	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:0.35	☐	☒	☐	☐	☐
2	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:0.38	☐	☒	☐	☐	☐
3	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:0.47	☐	☒	☐	☐	☐
4	Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:0.8	☐	☐	☒	☐	☐
5	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:0.93	☐	☐	☒	☐	☐
6	The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:1.02	☐	☐	☒	☐	☐
7	Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:1.02	☐	☒	☐	☐	☐
8	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:1.02	☐	☒	☐	☐	☐

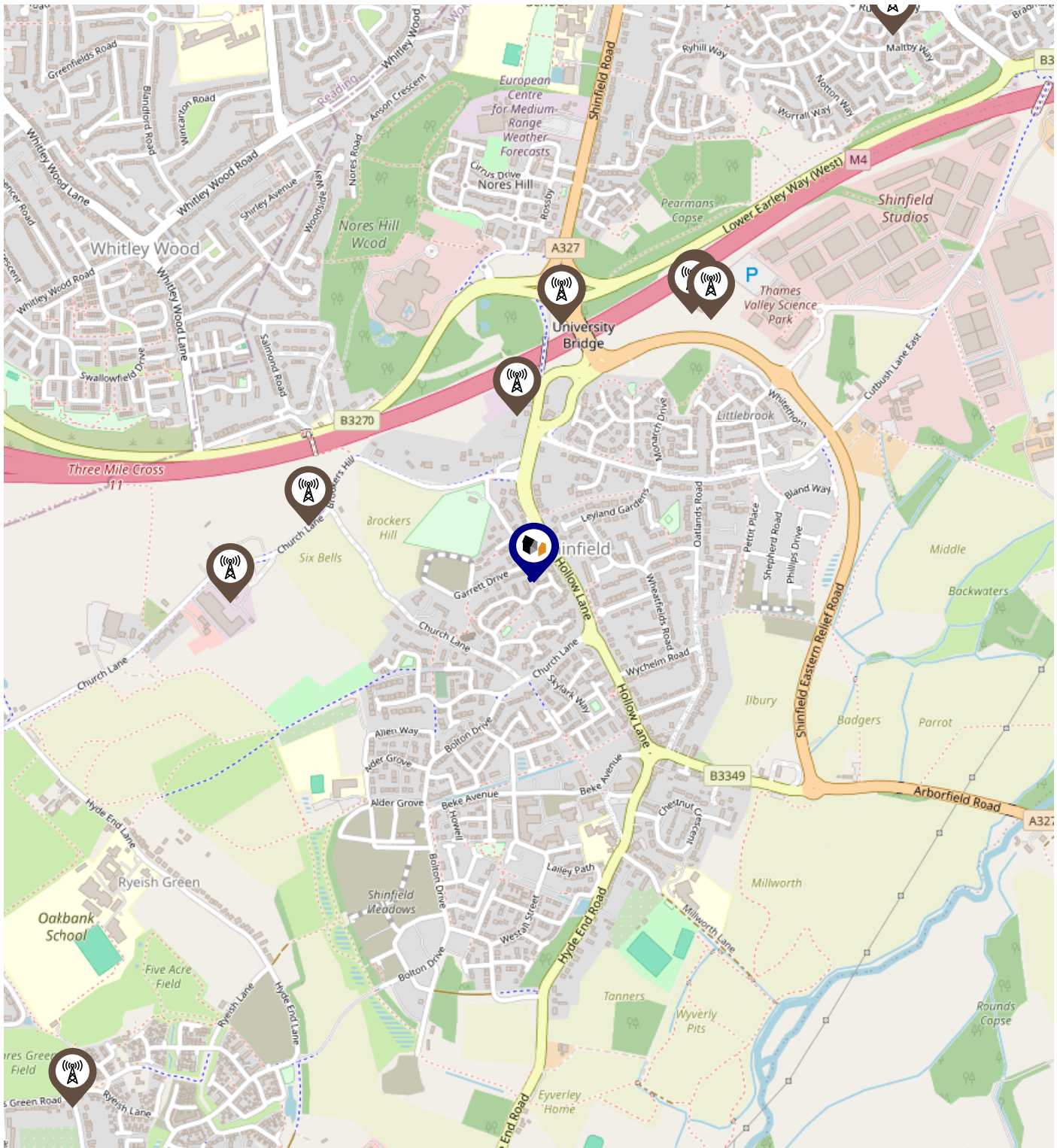
Area Schools



		Nursery	Primary	Secondary	College	Private
	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance: 1.08	☐	☒	☐	☐	☐
	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance: 1.09	☐	☒	☐	☐	☐
	The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance: 1.19	☐	☒	☐	☐	☐
	John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance: 1.21	☐	☐	☒	☐	☐
	Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance: 1.39	☐	☒	☐	☐	☐
	Leighton Park School Ofsted Rating: Not Rated Pupils: 537 Distance: 1.47	☐	☐	☒	☐	☐
	Blagdon Nursery School Ofsted Rating: Outstanding Pupils: 152 Distance: 1.47	☒	☐	☐	☐	☐
	Whitley Park Primary and Nursery School Ofsted Rating: Good Pupils: 571 Distance: 1.6	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

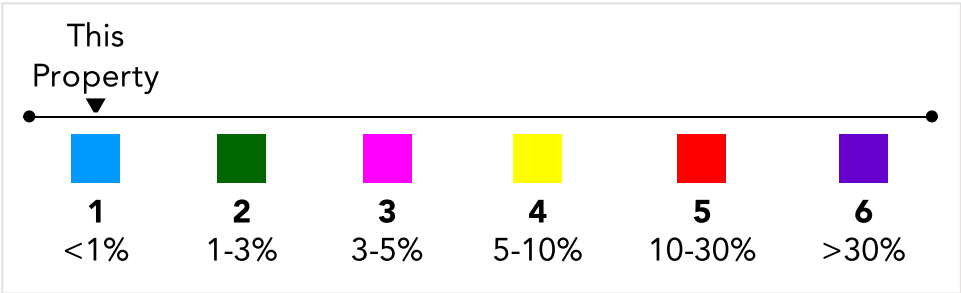
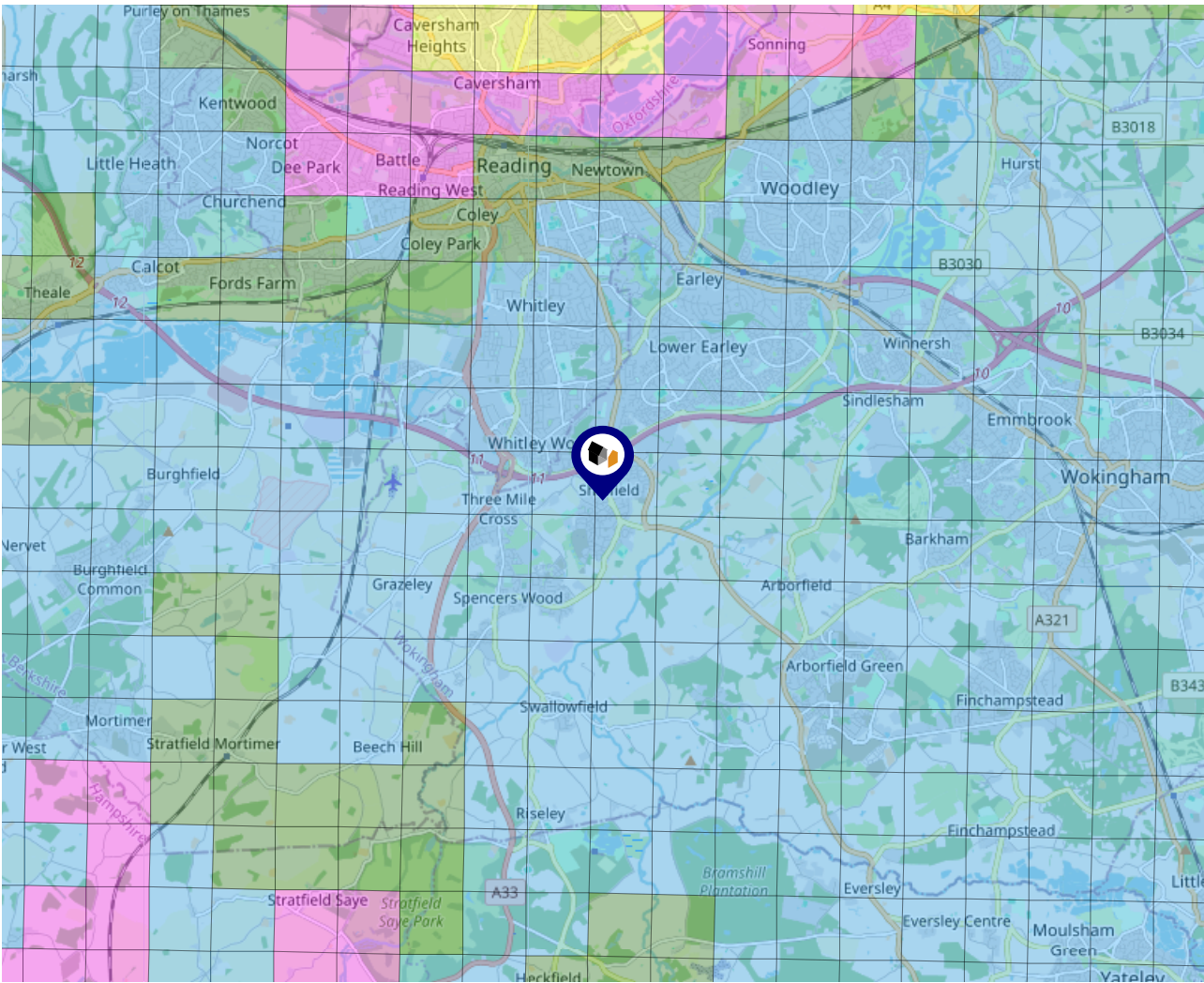


Key:

-  Power Pylons
-  Communication Masts

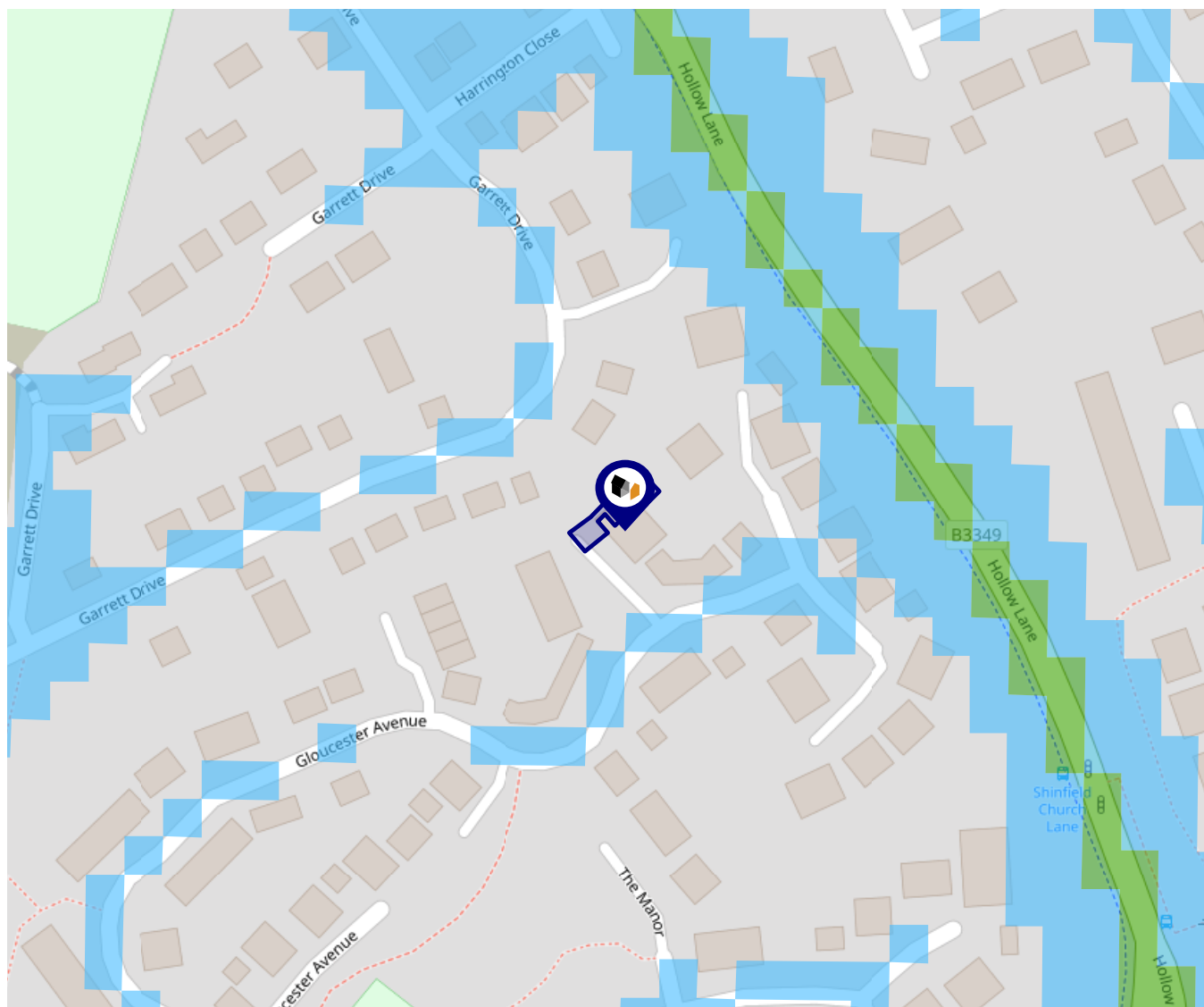
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Local Area

Road Noise

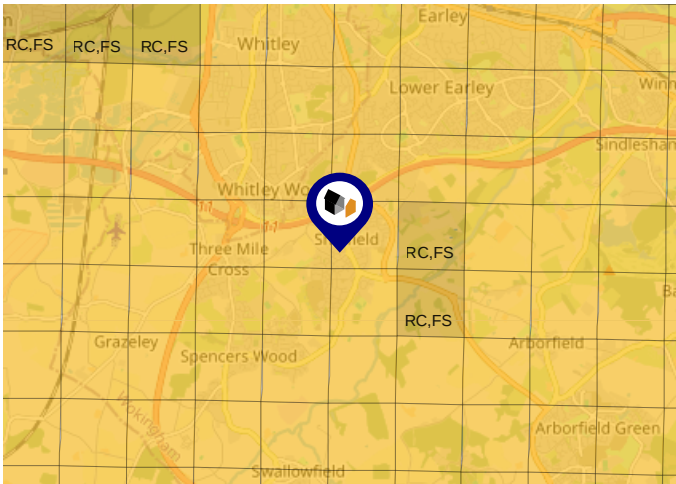


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

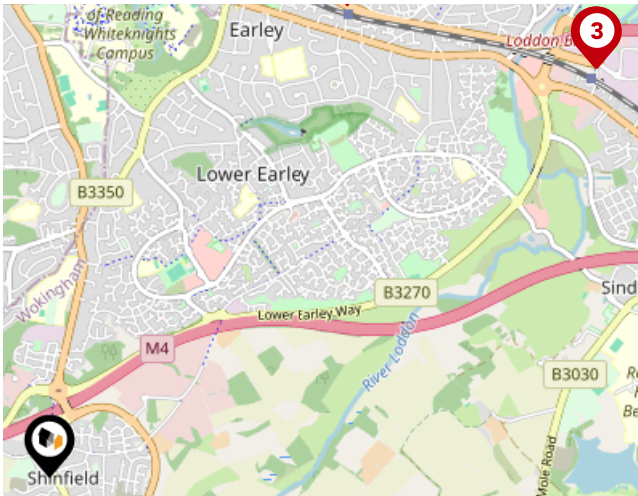


Primary Classifications (Most Common Clay Types)

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

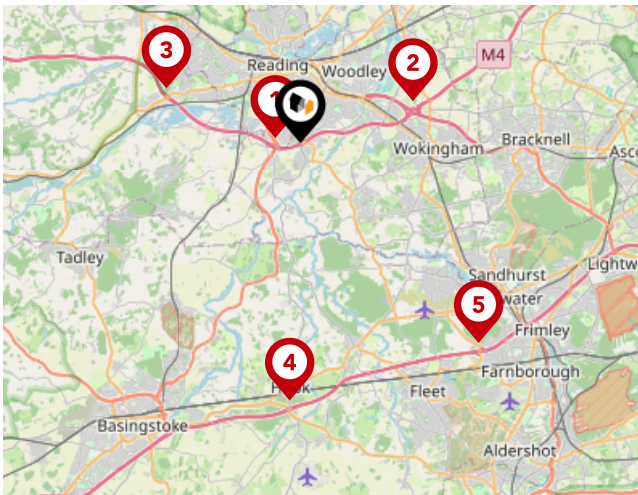
Area

Transport (National)



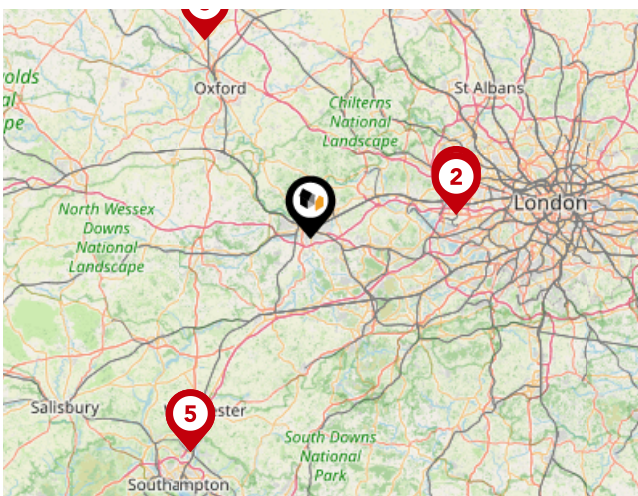
National Rail Stations

Pin	Name	Distance
	Earley Rail Station	2.58 miles
	Winnersh Triangle Rail Station	3.15 miles
	Winnersh Triangle Rail Station	3.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J11	0.98 miles
	M4 J10	4.4 miles
	M4 J12	5.38 miles
	M3 J5	9.58 miles
	M3 J4A	9.9 miles

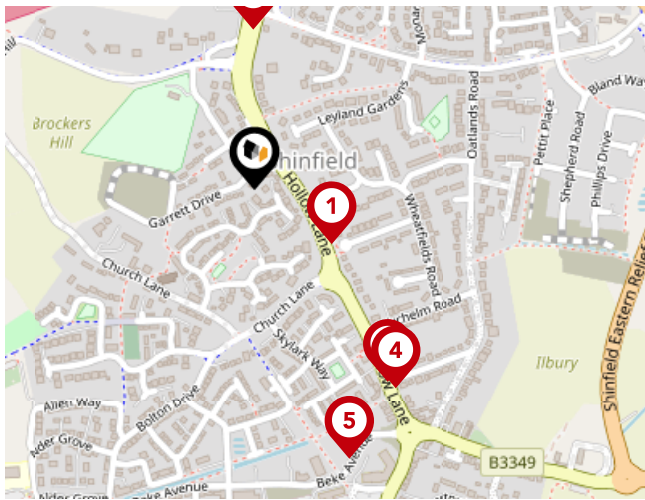


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	21.89 miles
	Heathrow Airport Terminal 4	21.93 miles
	Kidlington	33.17 miles
	North Stoneham	36.4 miles
	Southampton Airport	36.4 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church Lane	0.11 miles
2	Brookers Hill	0.19 miles
3	School Green	0.27 miles
4	School Green	0.28 miles
5	Shinfield View	0.33 miles



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Testimonial 1



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

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

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

Testimonial 2



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

Testimonial 3



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



/avocadopropertyberkshire



/avocadoproperty



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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.



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