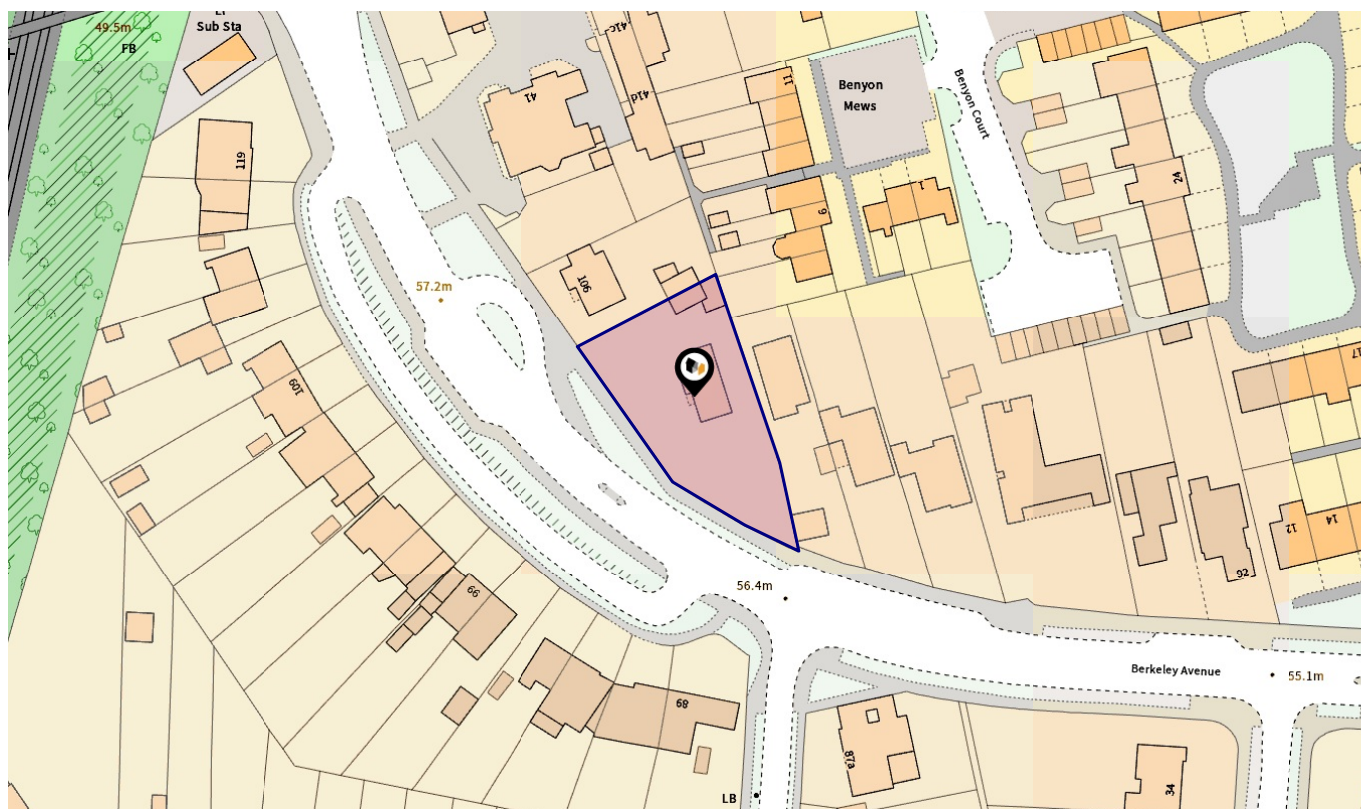


Mr Gareth Bertram,

MARKET APPRAISAL REPORT

104, Berkeley Avenue, Reading, RG1 6HY



The key facts about your property & the local market

Davis Tate

10 Kings Road Reading RG1 3AA
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aprift
Know any property instantly

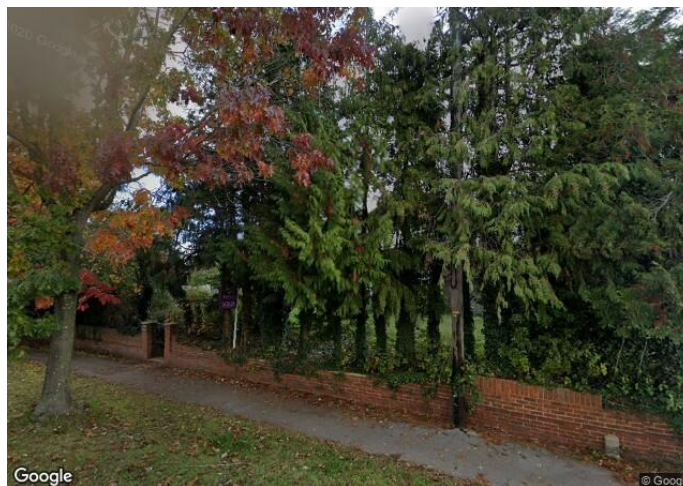


YOUR PROPERTY

Overview



 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

UPRN: 310027407

Property Type: Detached House

Bedrooms: 4

Floor Area: 1,345.49 ft²
125.00 m²

Plot Size: 0.24 acres

Council Tax Band: F

Annual Cost: £2,999.87

Land Registry Title Number: BK18753

Tenure: Freehold

Last Sold On: 14 August 2020

Last Sold Price: £600,000

£/sqft: £446.10

AREA KEY FACTS

Local Authority: READING

Flood Risk: Very Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 13 Mbps

Superfast: 71 Mbps

Ultrafast: 1000 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

PLANNING HISTORY

No Planning Records Available

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YOUR PROPERTY

EPC

104, Berkeley Avenue, READING, RG1 6HY

Energy rating

D

Valid until 09.03.2030

Certificate number
8004-7616-4922-2007-8703

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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PROPERTY OVERVIEW

Photo Gallery



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PROPERTY OVERVIEW

Photo Gallery



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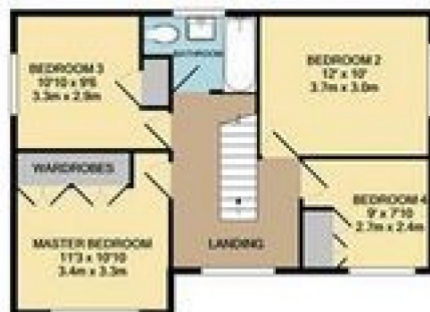
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YOUR PROPERTY

Floorplans



GROUND FLOOR
APPROX. FLOOR
AREA 400 SQ FT
(36.7 SQ M)



FIRST FLOOR
APPROX. FLOOR
AREA 545 SQ FT
(50.6 SQ M)



BERKELEY AVENUE
TOTAL APPROX. FLOOR AREA 1333 SQ FT (123.7 SQ M)

While every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of rooms, corridors, fronts and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in such a way as to provide guidance. The services, contents and materials shown have not been tested and are provided as to best estimate or efficiency can be given.

Wade and Widdows Architects

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SOLD ON YOUR STREET

Since 1995

26, Berkeley Avenue, Berkeley Avenue - Detached House	
Dates Sold	Price
26/03/2021	£412,500
6, Berkeley Avenue, Berkeley Avenue - Semi-Detached House	
Dates Sold	Price
22/01/2021	£422,500
66, Berkeley Avenue, Berkeley Avenue - Terraced House	
Dates Sold	Price
22/12/2020	£575,000
Flat 44, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
18/12/2020	£340,000
Flat 93, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
19/11/2020	£337,000
46, Berkeley Avenue, Berkeley Avenue - Detached House	
Dates Sold	Price
09/10/2020	£350,000
Flat 66, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
01/10/2020	£346,250
104, Berkeley Avenue, Berkeley Avenue - Detached House	
Dates Sold	Price
14/08/2020	£600,000
Flat 63, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
31/07/2020	£335,000

Flat 26, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
27/07/2020	£341,100
Flat 98, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
24/07/2020	£340,000
Flat 6, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
16/07/2020	£410,000
Flat 1, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
06/07/2020	£340,000
Flat 24, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
03/07/2020	£340,000
Flat 105, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
30/06/2020	£340,000
Plot 13, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
15/05/2020	£356,260
Flat 9, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
15/05/2020	£390,720
Flat 76, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
24/04/2020	£266,000

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SOLD ON YOUR STREET

Since 1995

Flat 92, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
27/03/2020	£376,250
Flat 58, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
19/03/2020	£372,000
Flat 109, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
09/03/2020	£367,155
Flat 91, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
28/02/2020	£343,000
Flat 95, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
25/02/2020	£368,600
Flat 96, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
24/02/2020	£372,450
Flat 112, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
21/02/2020	£300,200
Flat 94, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
21/02/2020	£260,000
Flat 103, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
17/02/2020	£384,000

Flat 101, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
17/02/2020	£247,000
Flat 99, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
17/02/2020	£400,000
Flat 104, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
17/02/2020	£258,020
Flat 102, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
17/02/2020	£377,000
Flat 14, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
14/02/2020	£342,000
Flat 113, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
07/02/2020	£379,135
Flat 80, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
07/02/2020	£370,000
Flat 28, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
03/02/2020	£369,000
Flat 106, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House	
Dates Sold	Price
31/01/2020	£395,000

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SOLD ON YOUR STREET

Since 1995

Flat 108, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House

Dates Sold	Price
20/01/2020	£277,000

Flat 107, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House

Dates Sold	Price
08/01/2020	£269,760

Flat 111, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House

Dates Sold	Price
30/12/2019	£388,000

Flat 110, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House

Dates Sold	Price
20/12/2019	£393,100

Flat 90, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House

Dates Sold	Price
29/11/2019	£380,280

Flat 43, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House

Dates Sold	Price
28/11/2019	£375,500

Flat 74, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House

Dates Sold	Price
25/11/2019	£390,000

Flat 59, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House

Dates Sold	Price
25/11/2019	£262,000

Flat 16, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House

Dates Sold	Price
25/11/2019	£365,000

Flat 61, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House

Dates Sold	Price
18/11/2019	£403,000

Flat 62, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House

Dates Sold	Price
18/11/2019	£272,650

Flat 64, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House

Dates Sold	Price
15/11/2019	£260,000

Flat 73, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House

Dates Sold	Price
04/11/2019	£270,000

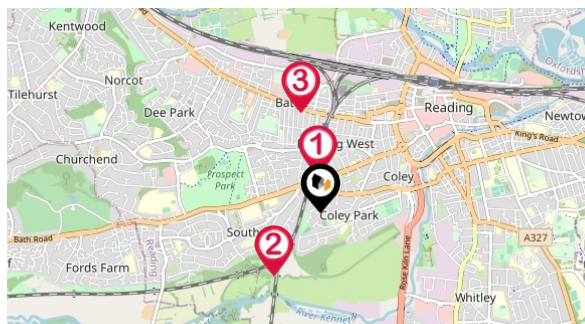
Flat 60, Riverside View, 5 - 9, Berkeley Avenue, Berkeley Avenue - Flat-Maisonette House

Dates Sold	Price
04/11/2019	£275,000

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COMPARABLE PROPERTIES RECENTLY SOLD in your local area



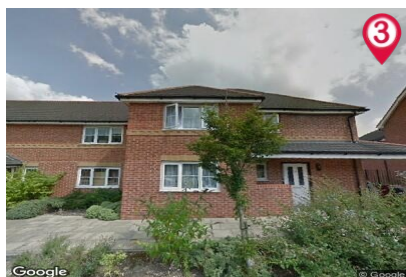
45 TILEHURST ROAD READING RG1 7TT

Sold: 11.08.2020
Price: £545,000
Type: Detached
Beds: N/A
£/sqft: £0.00
Distance: 0.28 mi



10 COWPER WAY READING RG30 3EA

Sold: 26.08.2020
Price: £470,000
Type: Detached
Beds: 5
£/sqft: £0.00
Distance: 0.55 mi

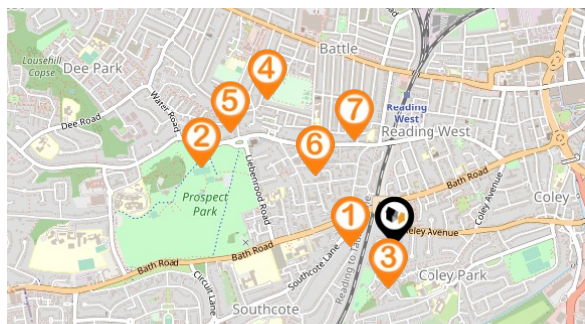


66 NIGHTINGALE WAY READING RG30 1FF

Sold: 21.08.2020
Price: £485,000
Type: Detached
Beds: N/A
£/sqft: £0.00
Distance: 0.75 mi

COMPARABLE PROPERTIES

FOR SALE or UNDER OFFER in your local area



1

SOUTHCOTE LANE, READING, RG30

Listed on: 23.12.2020
Price: £475,000
Type: Semi-Detached
Beds: 3
Distance: 0.15 miles
On Market: 260 days



5

WAVERLEY ROAD, READING, RG30

Listed on: 27.04.2021
Price: £490,000
Type: Semi-Detached
Beds: 3
Distance: 0.72 miles
On Market: 135 days



2

TILEHURST ROAD, READING, RG30

Listed on: 28.04.2021
Price: £475,000
Type: Semi-Detached
Beds: 3
Distance: 0.75 miles
On Market: 134 days



6

TILEHURST ROAD, READING, RG30

Listed on: 03.06.2021
Price: £500,000
Type: Semi-Detached
Beds: 4
Distance: 0.38 miles
On Market: 98 days



3

EDENHAM CRESCENT, READING, RG1

Listed on: 18.05.2021
Price: £550,000
Type: Detached
Beds: 4
Distance: 0.16 miles
On Market: 114 days



7

CONNAUGHT ROAD, READING, RG30

Listed on: 01.06.2021
Price: £475,000
Type: Semi-Detached
Beds: 3
Distance: 0.41 miles
On Market: 100 days



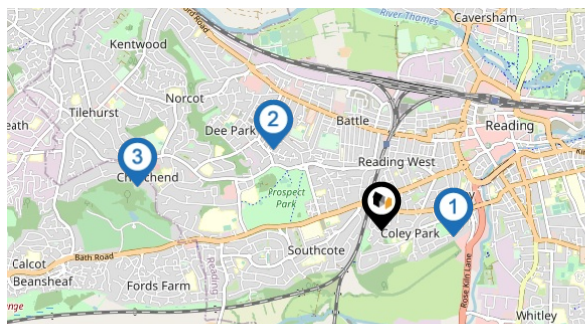
4

WANTAGE ROAD, READING, RG30

Listed on: 27.05.2021
Price: £495,000
Type: Semi-Detached
Beds: 4
Distance: 0.70 miles
On Market: 105 days

COMPARABLE PROPERTIES

Properties no longer on the market



1

**51, HOLYBROOK ROAD,
READING, RG1 6DG**

Price: £550,000
Withdrawn: 23/6/2021
Type: Semi-Detache...
Beds: 4
Distance: 0.58 miles



2

**194, WAVERLEY ROAD,
READING, RG30 2QG**

Price: £450,000
Withdrawn: 11/8/2021
Type: Detached House
Beds: 3
Distance: 0.96 miles



3

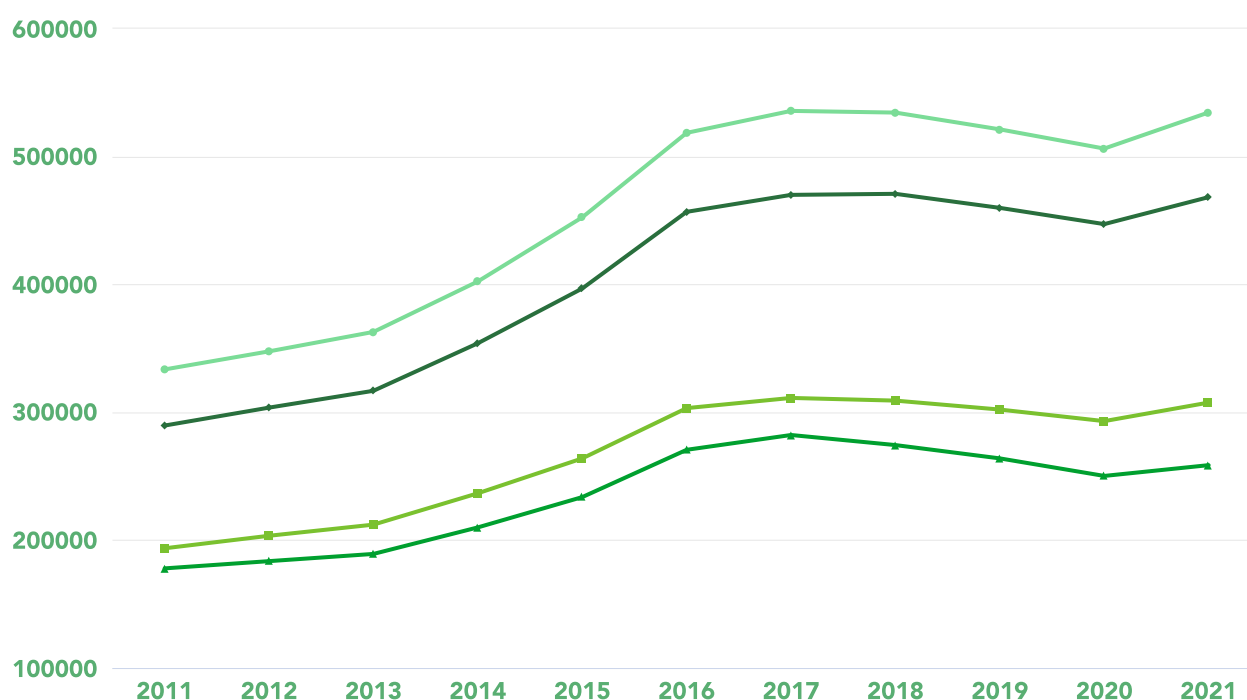
**307 THE MEADWAY,
RG30 4NS**

Price: £450,000
Withdrawn: 28/7/2021
Type: Detached House
Beds: 3
Distance: 1.80 miles

LOCAL MARKET

House Price Statistics for RG1

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 45.38%



TERRACED
+ 58.85%



SEMI-DETACHED
+ 61.68%



DETACHED
+ 60.27%

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IN CONCLUSION

A word from us to you

Dear Mr Gareth Bertram;

As discussed, my thoughts on value are a figure in the region of £450,000 for both the New Build and 104 Berkeley Avenue.

Please bear in mind that this is not a formal valuation of the property, but a reflection of current market demand, which can change depending on economic and other factors.

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ABOUT DAVIS TATE

Our Company

We've been around 28 years, and have sold and let many millions of pounds worth of property in that time. Over time we have built up a reputation for being a trusted and recommended agent, with local knowledge and expertise.

We currently have 13 branches throughout Berkshire and Oxfordshire and our Country & Riverside department, based in Henley-on-Thames covering our prestige properties.

We take care of all property matters including offering a complete front to back in house service including Residential Sales, Residential Lettings, Property Management, New Homes, Land and Development, Financial Services, Conveyancing and Insurance.

Davis Tate has always been and will always be a forward thinking independent company, with core values that guide the way the business has always operated, putting its customers and staff at the forefront of everything it does on a day to day basis.

Charlie Hill

A familiar face in the Reading market, Charlie was born in Reading and grew up in Caversham, attending Highdown School. Over the past 15 years he has built up an impressive portfolio of clients, knowledge and experience in the area and industry as a whole and now manages the Reading branch. Charlie lives locally in Caversham with his family.



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WHY CHOOSE DAVIS TATE ?

Testimonials

Testimonial 1



I have been renting through Davis Tate for 3 years now and I have to say the service is incredible. Megan Eighteen and Suzanne Day made the start of the tenancy a breeze and kept us very informed and updated throughout the referencing process. Rosalind Wortley has dealt with our renewals every year and again has been very easy to deal with and so friendly. Great customer service all around, highly recommend to any tenant or landlord.

Testimonial 2



We found a property we loved through Davis Tate, without having our house on the market initially. Charlie and his team were quick and efficient at advertising our property, following safety guidance with Covid 19. Unfortunately that property didn't work out but Charlie understood what we wanted as a couple and found us our dream home. What more could you ask for?! He went above and beyond to ensure we got the sale.

Testimonial 3



I dealt with Charlie Hill throughout a very difficult time for me - and he was brilliant. A recent bereavement had made the sale of our home necessary. Charlie handled it all beautifully - with tact and kindness. I then left the U.K. and Charlie kept in touch by phone and email constantly. My house is a listed building and I ran into some retrospective planning problems. Charlie helped me with this as well. I am very grateful to Charlie and the team



/DavisTateEstateAgents



/davistate

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WHAT MAKES YOUR PROPERTY UNIQUE ?

The key facts & features you want buyers to know...

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DATA QUALITY

Davis Tate is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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