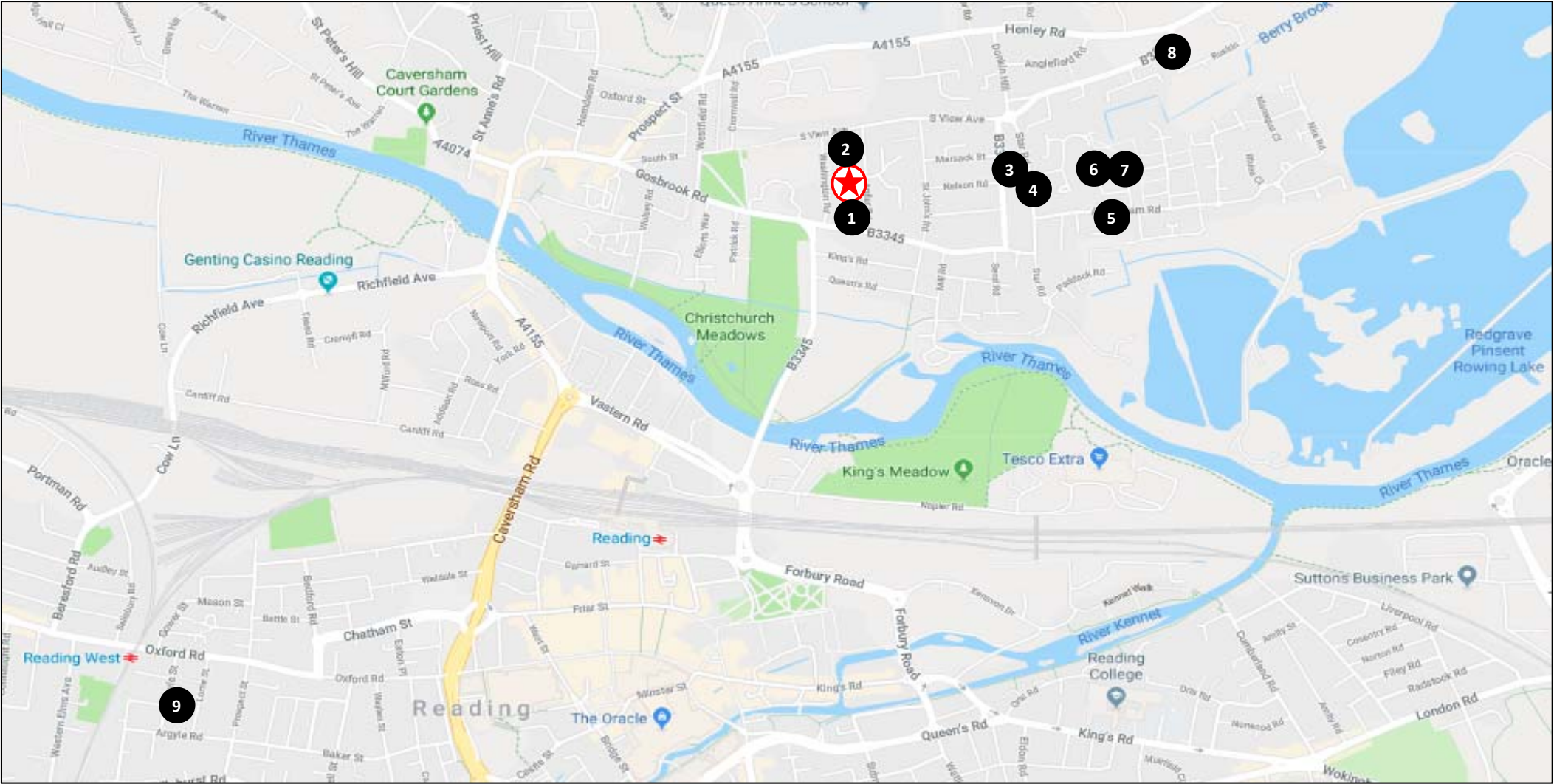




	Site: 8 Ardler Road, Caversham, Reading RG4 5AE			2b Houses	5	Amersham Road, Reading (0.38 miles)	Existing	2b House
1	4a Ardler Road, Reading (0.01 miles)	Existing	2b House	6	Clonmel Close, Reading (0.37 miles)	Existing	3b House	
2	27 Ardler Road, Reading (0.03 miles)	Existing	3b House	7	Clonmel Close, Reading (0.40 miles)	Existing	2b House	
3	Star Road, Reading (0.23 miles)	Existing	4b House	8	14 Martin Cooper Close, Reading (0.51 miles)	Existing	2b House	
4	Star Road, Reading (0.25 miles)	Existing	2b House	9	Argyle Street, Reading (1.40 miles)	New Build	3b House	

Unit Type	Address	Image	Value (£)	M ²	Ft ²	£/Ft ²	Notes
2b House (Existing) 0.01 miles	4a Ardler Road, Caversham		£282,000 (Sold 08/17)	56	603	£468	Mid-terrace Garage Garden
2b House (Existing) 0.25 miles	Star Road, Caversham, Reading		£299,950 (Sold STC)	72.5	781	£384	Semi-detached In need of modernisation Garden Off road parking
2b House (Existing) 0.38 miles	Amersham Road, Caversham, Reading		£295,000 (Sold STC) Marketed at £300,000	59	635	£464	Terraced Garden Parking to rear
2b House (Existing) 0.40 miles	Clonmel Close, Caversham, Reading		£305,000 (Sold STC) Marketed at £310,000				Terraced Allocated parking Garden
3b House (New Build) 1.40 miles	Argyle Street, Reading		£349,950 (Available)	77.5	835	£419	Semi-detached Driveway Rear garden

Unit Type	Address	Image	Value (£)	M ²	Ft ²	£/Ft ²	Notes
3b House (New Build) 1.40 miles	Argyle Street, Reading		£345,000 (Sold STC) Marketed at £349,950	77.5	835	£413	Semi-detached Driveway Rear garden
4b House (Existing) 0.23 miles	Star Road, Caversham		£380,000 (Sold STC)	110.7	1,191	£319	Linked detached Garage Off street parking Garden
3b House (Existing) 0.37 miles	Clonmel Close, Caversham, Reading		£395,000 (Sold STC)	87	936	£422	Semi-detached Garage Driveway Garden
3b House (Existing) 0.51 miles	14 Martin Cooper Close, Caversham		£399,950 (Sold STC)	107	1,151	£347	Semi-detached Garage Driveway for 2 cars Garden
3b House (Existing) 0.03 miles	27 Ardler Road, Caversham		£400,000 (Sold 05/17)	90	968	£413	Semi-detached Garden