

Property Details

Address	76 Effingham Road
Postcode	B13 0DW
Property Type	End-Terrace
Bedrooms	4
Bathrooms	1
Floor Area	73 m² (786 sq ft)
Implied £/m²	£3,251 per m²
Construction Period	1950–1966
EPC Rating	E
Council Tax Band	B

Estimated Market Value

PREDICTED VALUE

£237,344

Estimated range: £203,181 - £271,506

Confidence Assessment

Fitch Band B — FSD ≤ 0.10

FSD Value 0.0875

The Forecast Standard Deviation (FSD) is the model's estimate of its own prediction error for this property. It determines both the valuation range above and the Fitch RMBS classification band shown here.

Comparable Properties

ADDRESS	DISTANCE	SALE DATE	SALE PRICE	TYPE	FLOOR AREA	£/M²
35 Effingham Road	0.0 km	2025-10-31	£220,000	T	61 m²	£3,607
88 Oakcroft Road	0.1 km	2025-05-23	£205,000	T	71 m²	£2,887
233 Braceby Avenue	0.1 km	2024-08-23	£256,000	T	99 m²	£2,586
14 Effingham Road	0.2 km	2026-01-12	£146,450	T	67 m²	£2,186
6 Effingham Road	0.2 km	2025-03-31	£200,000	T	71 m²	£2,817
17 Braceby Avenue	0.2 km	2024-09-26	£155,000	T	88 m²	£1,761
58 Trittiford Road	0.2 km	2025-05-28	£276,000	T	85 m²	£3,247
409 Brook Lane	0.2 km	2025-02-14	£192,000	T	70 m²	£2,743
399 Brook Lane	0.3 km	2026-02-26	£225,000	T	71 m²	£3,169
15 Glen Rise	0.2 km	2024-12-18	£370,000	T	117 m²	£3,162

Type: Land Registry codes — D detached · S semi-detached · T terraced · F flat/maisonette.

Rental Evidence

Estimated rental value based on current asking rents. This is an indicative estimate, not a formal rental valuation.

Est. Monthly Rent £1,775 pcm
Est. Annual Rent £21,300 pa

Gross Yield8.97%

What Drives This Valuation

How groups of property and market factors push the valuation up or down relative to the model baseline. Values are specific to this property.

FACTOR	EFFECT ON VALUE
Sale history	+£18,671
Location	-£18,253
Market timing	+£18,169
Neighbourhood	-£5,326
Property attributes	-£4,923

Methodology

This valuation is produced by an automated valuation model (AVM) using gradient-boosted decision trees (LightGBM) trained on HM Land Registry transaction data, Energy Performance Certificate (EPC) records, Ordnance Survey address and spatial data, and derived neighbourhood pricing features. The model analyses comparable recent sales, property characteristics including floor area, property type, age, and EPC rating, as well as location factors including neighbourhood price levels, school proximity, and flood risk to estimate the current market value.

Model Information

Model	Gadsden Meridian v6.14
MdAPE	9.0%
Within 10%	53.8% of valuations
Within 20%	80.5% of valuations
Sample Size	182,445 transactions

Validation	Independently tested on Q2-2026 Land Registry transactions
Deployed	26 July 2026

No-Value Policy

Where data is insufficient to produce a reliable estimate, Gadsden Meridian returns a 'no value' response rather than an unreliable figure. No valuations are consumed for no-value responses. The lender can route the property to their next option in the valuation cascade. See gadsdenvaluations.com/no-value-policy for details.

Limitations

This is a statistical estimate produced by an automated valuation model, benchmarked against Land Registry sale prices. It does not account for internal condition, recent renovations not reflected in EPC data, planning permissions, legal restrictions, or structural issues.

Data sources: contains HM Land Registry data © Crown copyright and database right 2026 (Price Paid Data and INSPIRE index polygons). EPC data from the Energy Performance of Buildings register (DLUHC register terms). Office for National Statistics, Police.uk recorded crime, Environment Agency flood data, Department for Education GIAS / Ofsted ratings, and Ordnance Survey OpenData — licensed under the Open Government Licence v3.0. UK train station locations ([davwheat/uk-railway-stations](https://github.com/davwheat/uk-railway-stations)) under the Open Database Licence (ODbL); any derived database is offered under the same licence.

Legal Notice

This report is an automated statistical estimate produced by the Gadsden Meridian model. It is not a RICS Red Book valuation and is not based on a physical inspection of the property. It is an estimate of market value as at the report date with a stated confidence measure; it is not definitive and the actual transaction price may differ. It is provided for the use of the account holder who requested it and should not be the sole basis for any lending, credit, investment or other financial decision. Gadsden Valuations Limited accepts no responsibility to any other party who may see or rely on this report. Use of this report is subject to our Terms of Service at gadsdenvaluations.com/terms, including the limitation of liability.