

KATY POORE

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Property Information Report

Windsor Close

St. Ives, PE27

Report compiled

8th April 2024

Your Property

Windsor Close

St. Ives, PE27



Property Details

Type of Home	Detached
Tenure	Freehold
Number of Bedrooms	4 <i>Actual</i>
Title Number	CB382646
Local Authority	Huntingdonshire
Constituency	-
Ward	St Ives East
Energy Performance	D
Council Tax	Band D Current Annual Charge – £2,192*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Good	O2	Okay
Three	Okay	Vodafone	Good

Estimated Broadband Speeds

6Mb Basic	45Mb Superfast
1000Mb Ultrafast	1000Mb Overall

Flood Risk

Very Low – Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

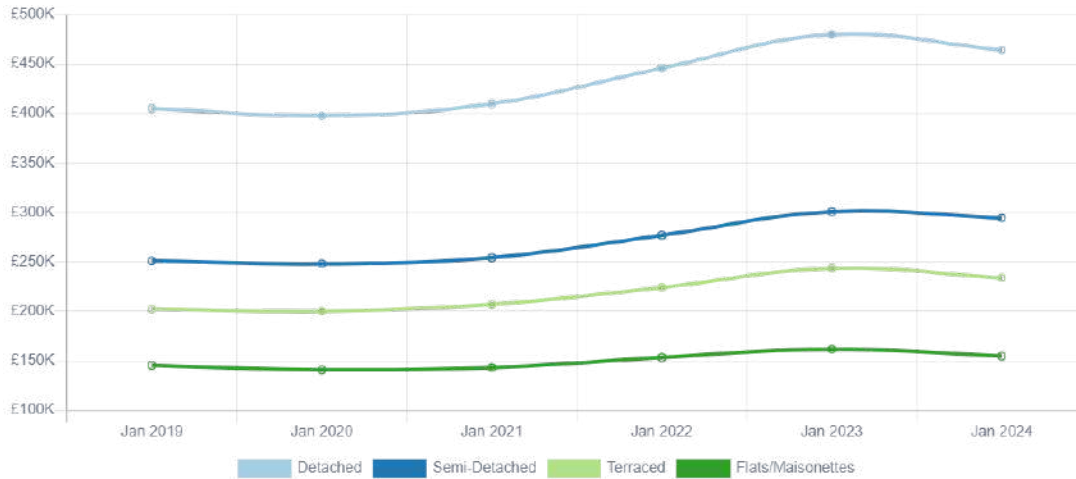
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Your Area

Average House Prices in the Huntingdonshire Local Authority

Since 2019



£412,812

Average price for a Detached property in PE27

3,245

Number of Detached properties in PE27

£38,508 ↑ 15%

Average Price Change since 2019

£58,940 ↑ 15%

Detached Price Change

£540,374

Average price for a Detached property in England

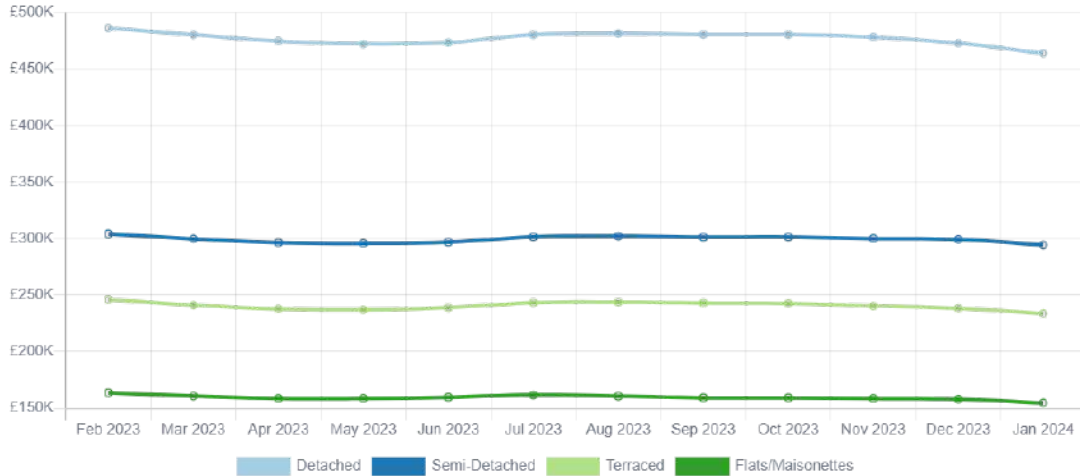
3571

Number of Detached Transactions

Your Area

Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



£312,324

Average price for property in PE27

10,366

Number of properties in PE27

£369,450

Average price for a property in England

£10,165 ↑ 3%

Average Price Change
Last 12 Months

£15,589 ↑ 3%

Detached Price Change
Last 12 Months

24

Number of Detached Transactions
Last 12 Months

Local Sales Activity



LISTED 3 MONTHS AGO

SOLD STC

Cambridge Drive

£475,000

Offers over

📏 0.16 km

🏠 4 🏠 Detached



LISTED 1 MONTH AGO

SOLD STC

Sandwich Close

£475,000

Offers over

📏 0.25 km

🏠 4 🏠 Detached



LISTED 2 MONTHS AGO

SOLD STC

Norfolk Road

£475,000

Offers over

📏 0.35 km

🏠 4 🏠 Detached



LISTED 6 MONTHS AGO

SOLD STC

Arran Way

£450,000

Offers over

📏 0.38 km

🏠 4 🏠 Detached



LISTED 7 MONTHS AGO

SOLD STC

Van Dyke Place

£450,000

Offers over

📏 0.43 km

🏠 4 🏠 Detached



LISTED 8 MONTHS AGO

SOLD STC

Virginia Way

£450,000

Offers over

📏 1.04 km

🏠 3 🏠 Detached

Local Lettings Activity

ON MARKET 2 WEEKS



Hill Rise **£1,495**
PCM

📏 0.53 km 🏠 5 🏠 Semi-Detached

ON MARKET 4 MONTHS



Pettis Road **£950**
PCM

📏 0.58 km 🏠 2 🏠 Terraced


ON MARKET 6 DAYS



Hogarth Close **£950**
PCM

📏 0.64 km 🏠 2 🏠 Other

ON MARKET 2 WEEKS



Gainsborough Drive **£850**
PCM

📏 0.65 km 🏠 2 🏠 Other

ON MARKET 2 MONTHS



Nene Way **£1,150**
PCM

📏 0.78 km 🏠 3 🏠 Terraced

ON MARKET 2 WEEKS



Waveney Road **£1,195**
PCM

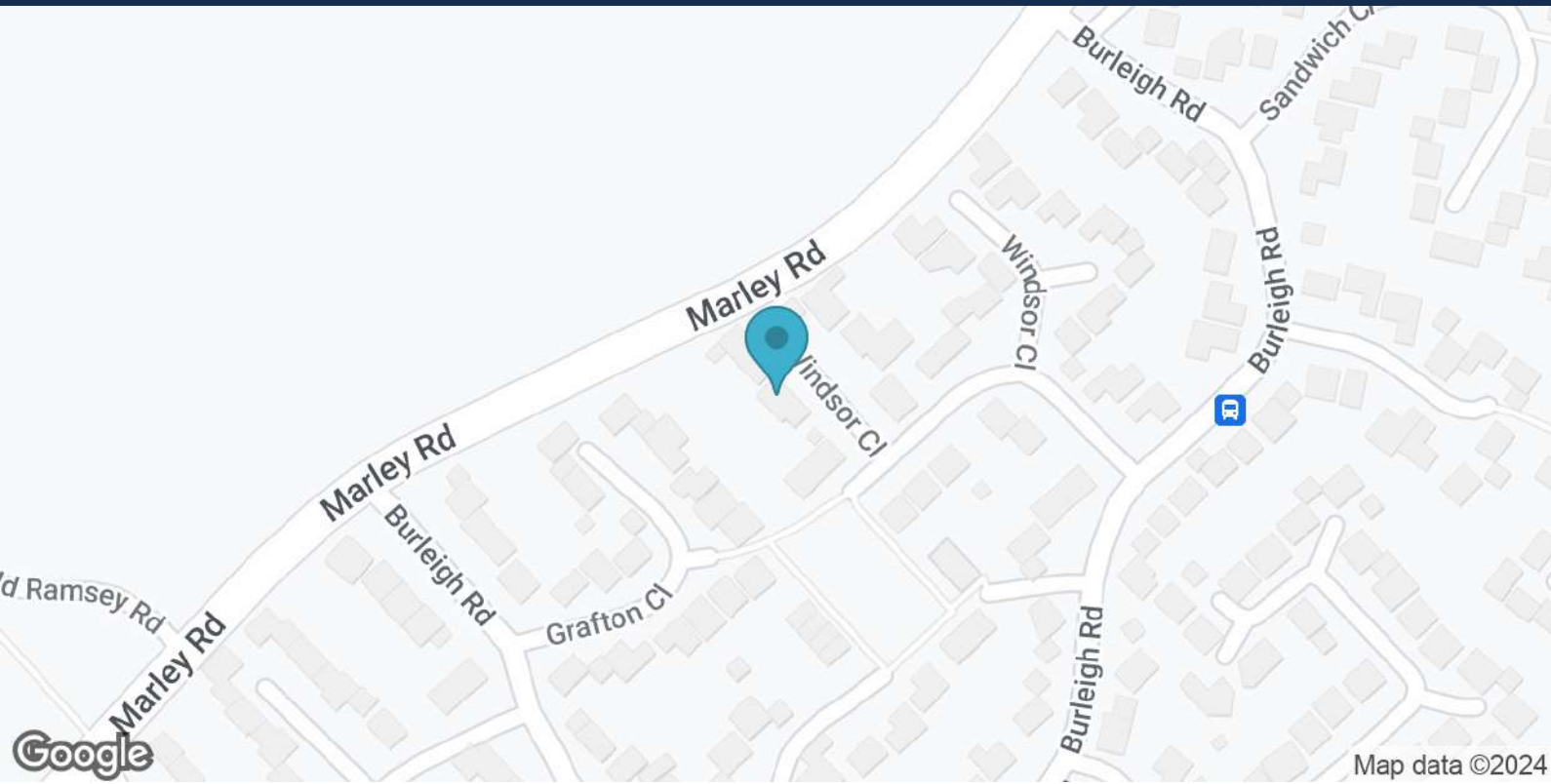
📏 0.79 km 🏠 3 🏠 Terraced

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A St Ivo Academy	PE27 6RR	Secondary, Post 16	1.57 km	Not rated
B Westfield Junior School	PE27 5RG	Primary	1.75 km	Good
C Eastfield Infant and Nursery School	PE27 5QT	Nursery, Primary	1.83 km	Good
D Wyton on the Hill Community Primary School	PE28 2JB	Nursery, Primary	2.07 km	Good
E Thorndown Primary School	PE27 6SE	Nursery, Primary	2.42 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J13 of A1(M)	11.99 km

Nearest Train Station *

NAME	DISTANCE
Huntingdon Rail Station	7.76 km

Nearby Airports *

NAME	DISTANCE
Cambridge Airport	22.95 km

*Details provided by Department for Transport

Your Agent

Katy Poore

Owner

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About Katy Poore

I've been in estate agency for nearly 20 years in the lovely town of St Ives and local villages.

With a humble approach and a focus on integrity, I've built a reputation for delivering great results for my clients.

Feel free to reach out anytime – I'm just a phone call (text or whatsapp whatever you prefer) away and always happy to help!

KATY POORE



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