

KATY POORE

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Buyer Information Report

Burleigh Road

St. Ives, PE27

Report compiled

29th April 2024

Your Property

Burleigh Road

St. Ives, PE27



Property Details

Type of Home	Detached
Tenure	Freehold
Number of Bedrooms	4 <i>Actual</i>
Title Number	CB237102
Local Authority	Huntingdonshire
Constituency	-
Ward	St Ives East
Energy Performance	D
Council Tax	Band F Current Annual Charge – £3,166*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Okay	O2	Good
Three	Okay	Vodafone	Good

Estimated Broadband Speeds

6Mb Basic	49Mb 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%)

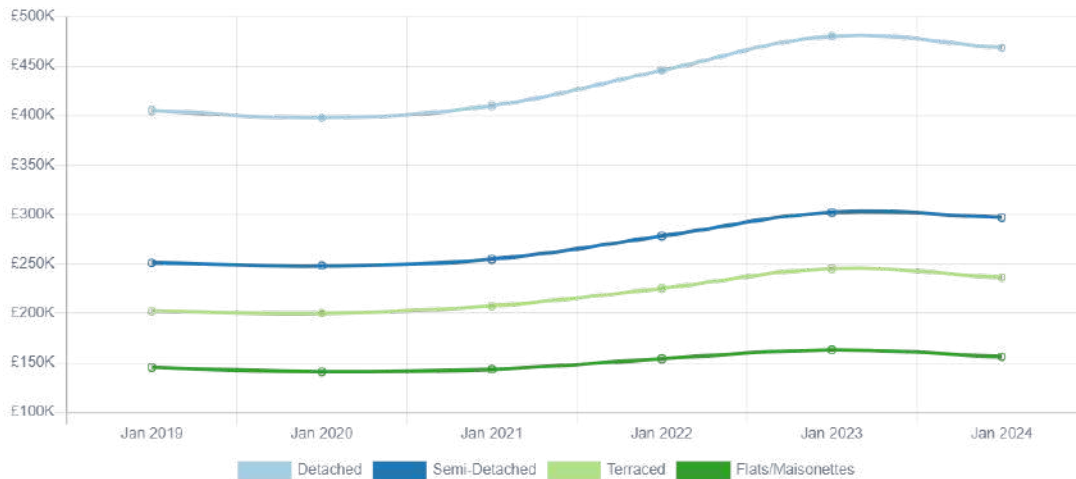
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Your Area

Average House Prices in the Huntingdonshire Local Authority

Since 2019



£413,357

Average price for a Detached property in PE27

3,213

Number of Detached properties in PE27

£540,380

Average price for a Detached property in England

£41,259 ↑ 16%

Average Price Change since 2019

£63,392 ↑ 16%

Detached Price Change

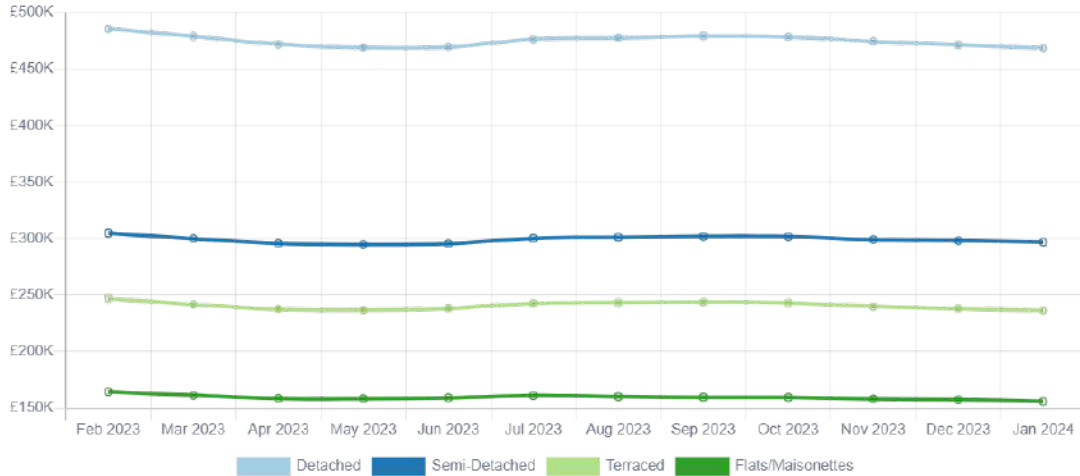
3571

Number of Detached Transactions

Your Area

Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



£315,193

Average price for property in PE27

10,368

Number of properties in PE27

£370,027

Average price for a property in England

£8,533 ↓ 3%

Average Price Change
Last 12 Months

£11,398 ↓ 2%

Detached Price Change
Last 12 Months

21

Number of Detached Transactions
Last 12 Months

Local Sales Activity



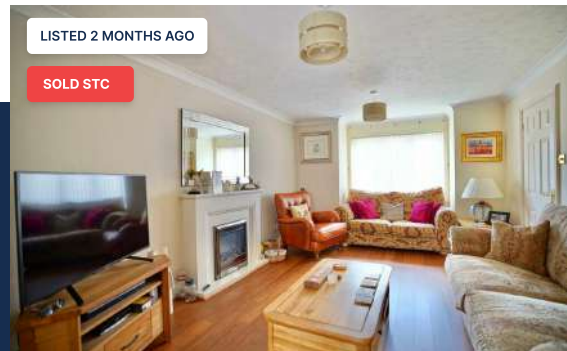
Rushington Close

£500,000

Offers over

📏 1.47 km

🏠 4 🏡 Detached



Rushington Close

£500,000

Offers over

📏 1.50 km

🏠 4 🏡 Detached



Nursery Gardens

£535,000

Offers over

📏 1.55 km

🏠 4 🏡 Detached



Wilson Way

£550,000

Offers over

📏 1.60 km

🏠 5 🏡 Detached



Rookery Close

£590,000

Offers over

📏 1.91 km

🏠 4 🏡 Detached



Rookery Close

£600,000

Offers over

📏 2.02 km

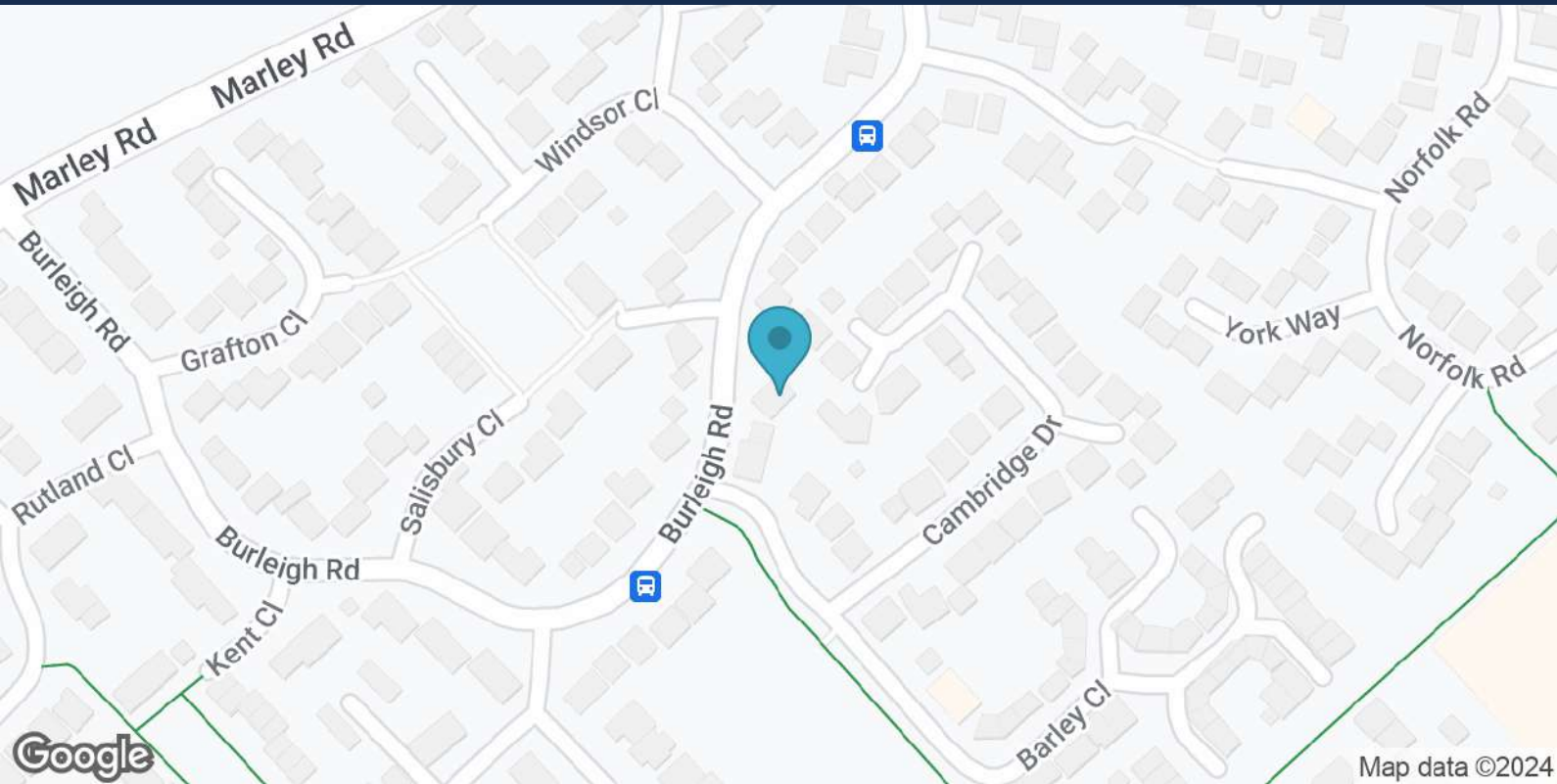
🏠 4 🏡 Detached

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A St Ivo Academy	PE27 6RR	Secondary, Post 16	1.52 km	Not rated
B Westfield Junior School	PE27 5RG	Primary	1.64 km	Good
C Eastfield Infant and Nursery School	PE27 5QT	Nursery, Primary	1.72 km	Good
D Wyton on the Hill Community Primary School	PE28 2JB	Nursery, Primary	2.18 km	Good
E Thorndown Primary School	PE27 6SE	Nursery, Primary	2.32 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J13 of A1(M)	12.11 km

Nearest Train Station *

NAME	DISTANCE
Huntingdon Rail Station	7.85 km

Nearby Airports *

NAME	DISTANCE
Cambridge Airport	22.81 km

*Details provided by Department for Transport

Your Agent

Katy Poore

Owner

Email Address

katy.poore@exp.uk.com

Mobile Number

07930019620

Office

99 Needingworth Road
St. Ives
PE27 5JZ

07930019620

<https://katypoore.exp.uk.com/>



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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