

KATY POORE

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Buyer Information Report

Walnut Tree Crescent

Fenstanton, Huntingdon, PE28

Report compiled

2nd April 2024

Your Property

Walnut Tree Crescent

Fenstanton, Huntingdon, PE28



Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	3 <i>Actual</i>
Title Number	CB208927
Local Authority	Huntingdonshire
Constituency	-
Ward	Fenstanton
Energy Performance	D

Mobile Coverage

EE	Good	O2	Good
Three	Okay	Vodafone	Good

Estimated Broadband Speeds

2Mb Basic	36Mb 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%)

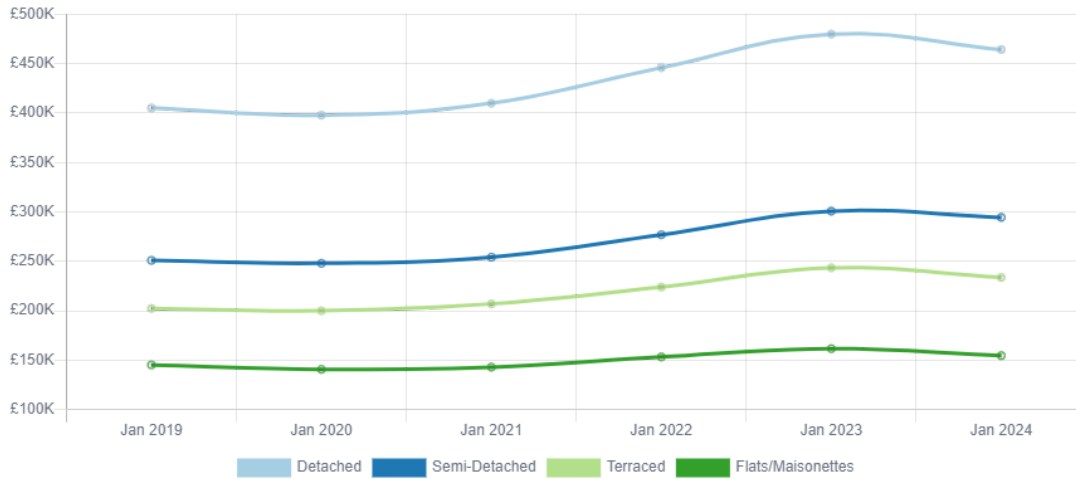
Katy Poore
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Your Area

Average House Prices in the Huntingdonshire Local Authority

Since 2019



£307,019

Average price for a Semi-Detached property in PE28

6,789

Number of Semi-Detached properties in PE28

£38,508 ↑ 15%

Average Price Change since 2019

£324,728

Average price for a Semi-Detached property in England

£43,403 ↑ 17%

Semi-Detached Price Change

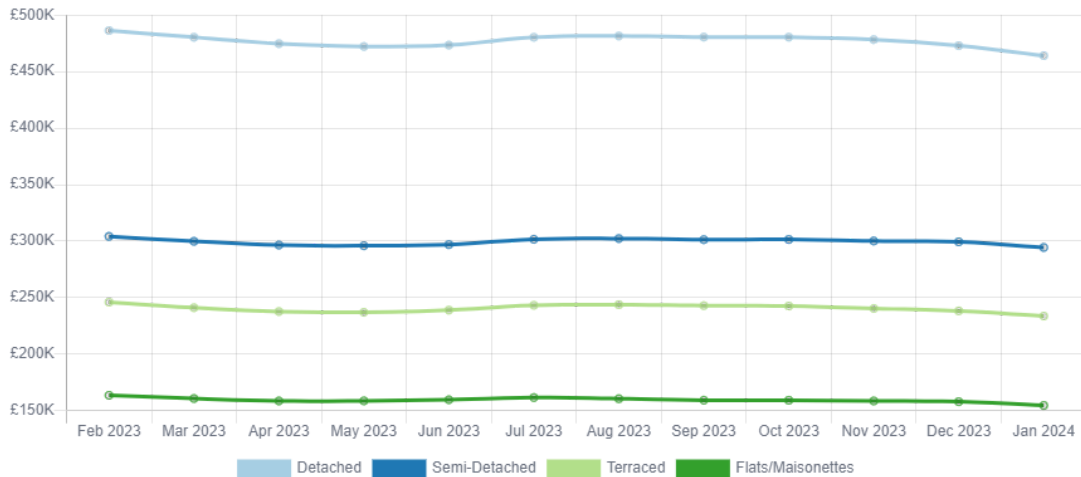
7376

Number of Semi-Detached Transactions

Your Area

Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



£383,077

Average price for property in PE28

24,638

Number of properties in PE28

£369,577

Average price for a property in England

£10,165 ↑ 3%

Average Price Change
Last 12 Months

£6,324 ↑ 2%

Semi-Detached Price Change
Last 12 Months

77

Number of Semi-Detached Transactions
Last 12 Months

Local Sales Activity



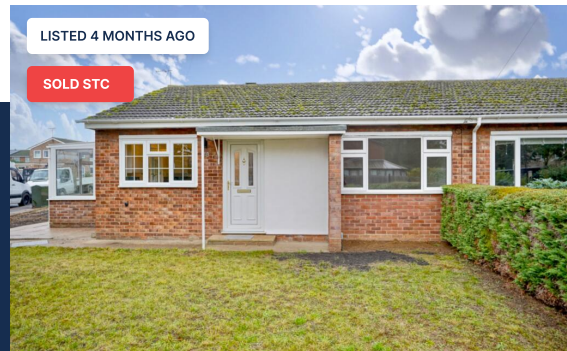
Headlands

£400,000

Offers over

📏 0.30 km

🏠 3 🏠 Detached



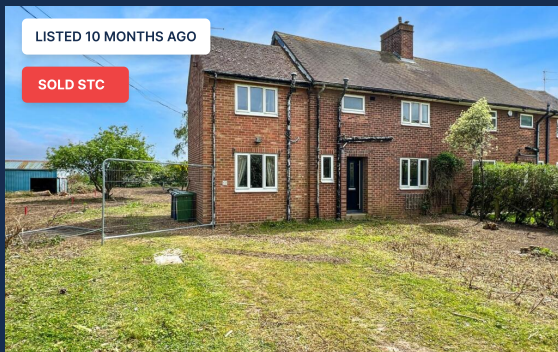
Headlands

£325,000

Offers over

📏 0.38 km

🏠 2 🏠 Semi-Detached



Middleton Way

£325,000

Offers over

📏 1.29 km

🏠 4 🏠 Semi-Detached



New Barnes Farmhouse

£375,000

Offers over

📏 2.05 km

🏠 3 🏠 Detached



Old Pound Close

£400,000

Offers over

📏 2.84 km

🏠 3 🏠 Semi-Detached



The Rampleys

£335,000

Offers over

📏 3.05 km

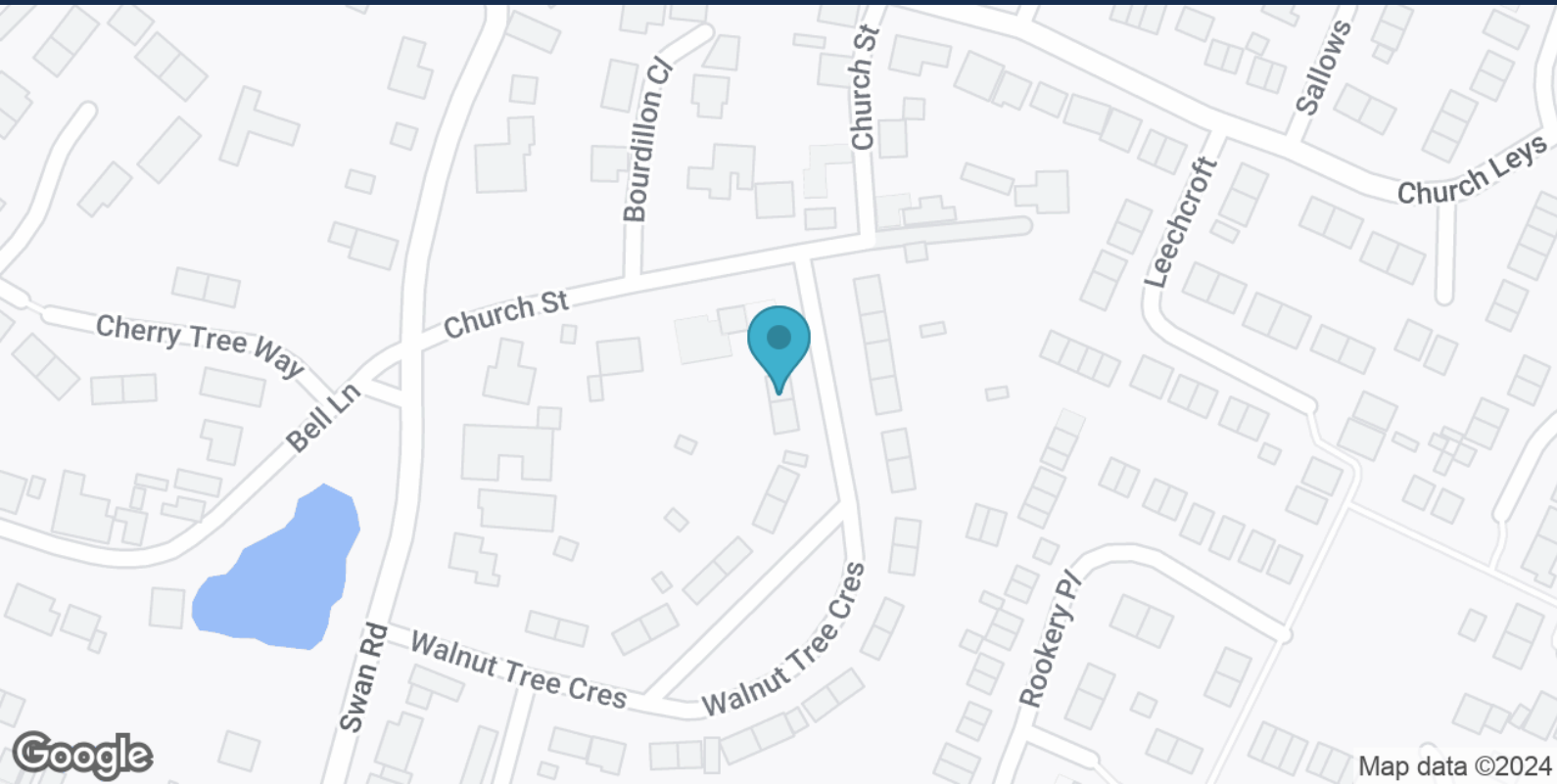
🏠 3 🏠 Semi-Detached

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Fenstanton and Hilton Primary School	PE28 9JR	Nursery, Primary	0.31 km	Not rated
B Fen Drayton Primary School	CB24 4SL	Primary	1.64 km	Good
C Thorndown Primary School	PE27 6SE	Nursery, Primary	2.78 km	Good
D Wheatfields Primary School	PE27 3WF	Primary	2.78 km	Good
E Hemingford Grey Primary School	PE28 9DU	Primary	2.99 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J14 of M11	11.68 km

Nearest Train Station *

NAME	DISTANCE
Huntingdon Rail Station	9.15 km

Nearby Airports *

NAME	DISTANCE
Cambridge Airport	19.14 km

*Details provided by Department for Transport

Your Agent

Katy Poore

Owner

Email Address

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Mobile Number

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Office

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PE27 5JZ

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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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