

KATY POORE

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Property Information Report

Waveney Road

St. Ives, PE27

Report compiled

14th May 2024

For me...it's personal!

Hi there, I'm Katy and I have devoted the last 18 years to estate agency right here in the quaint market town of St Ives, Cambridgeshire and surrounding areas. During this journey, I have built a formidable reputation for offering reliable and expert advice to my clients, and now I'm excited to offer my own personal service.

Customer service is at the core of my approach. I'm not your typical "9 to 5" estate agent. I'm here whenever you need assistance, whether it's taking calls or responding to texts, WhatsApp's, Facebook messages, emails, calls, however you like to communicate you are not just a number to me, I've got your back and you've got my mobile number!

Katy Poore

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Your Property

Waveney Road

St. Ives, PE27



Property Details

Type of Home	Terraced
Tenure	Freehold
Number of Bedrooms	2 <i>Actual</i>
Title Number	CB121582
Local Authority	Huntingdonshire
Constituency	-
Ward	St Ives East
Energy Performance	D
Council Tax	Band B Current Annual Charge – £1,705*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Good	O2	Good
Three	Good	Vodafone	Good

Estimated Broadband Speeds

8Mb Basic	53Mb 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%)

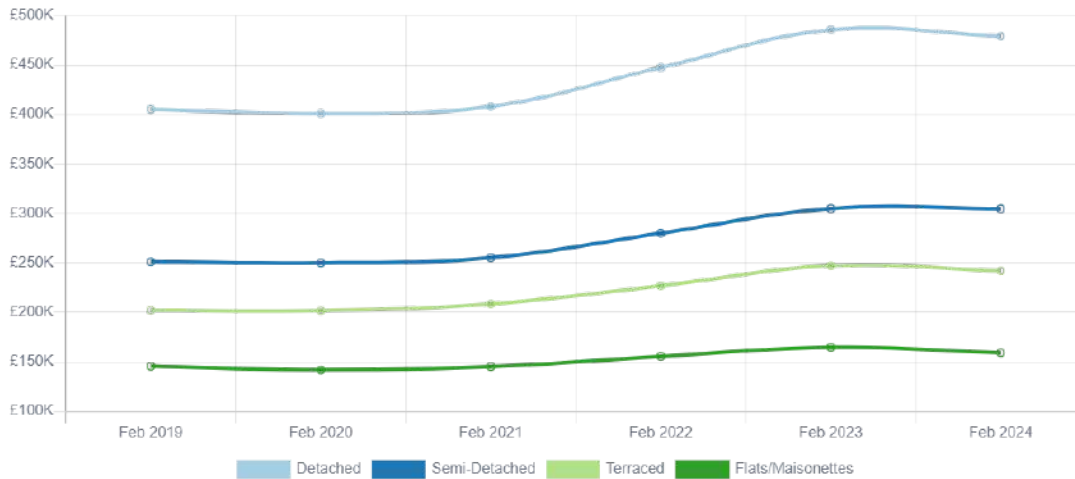
Katy Poore
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Your Area

Average House Prices in the Huntingdonshire Local Authority

Since 2019



£297,875

Average price for a Terraced property in PE27

2,670

Number of Terraced properties in PE27

£296,842

Average price for a Terraced property in England

£48,398 ↑ 18%

Average Price Change since 2019

£39,780 ↑ 20%

Terraced Price Change

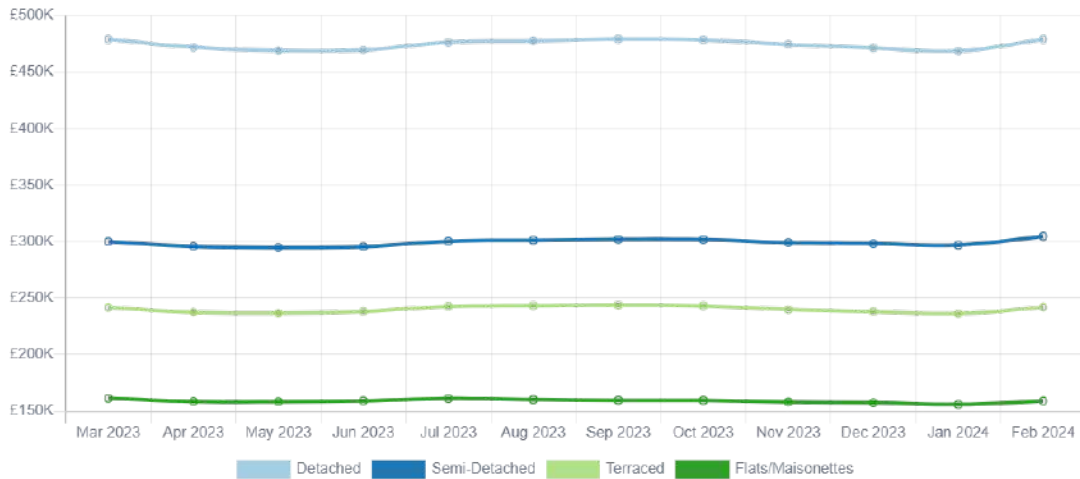
4292

Number of Terraced Transactions

Your Area

Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



£310,253

Average price for property in PE27

10,369

Number of properties in PE27

£370,718

Average price for a property in England

£4,499 ↓ 1%

Average Price Change
Last 12 Months

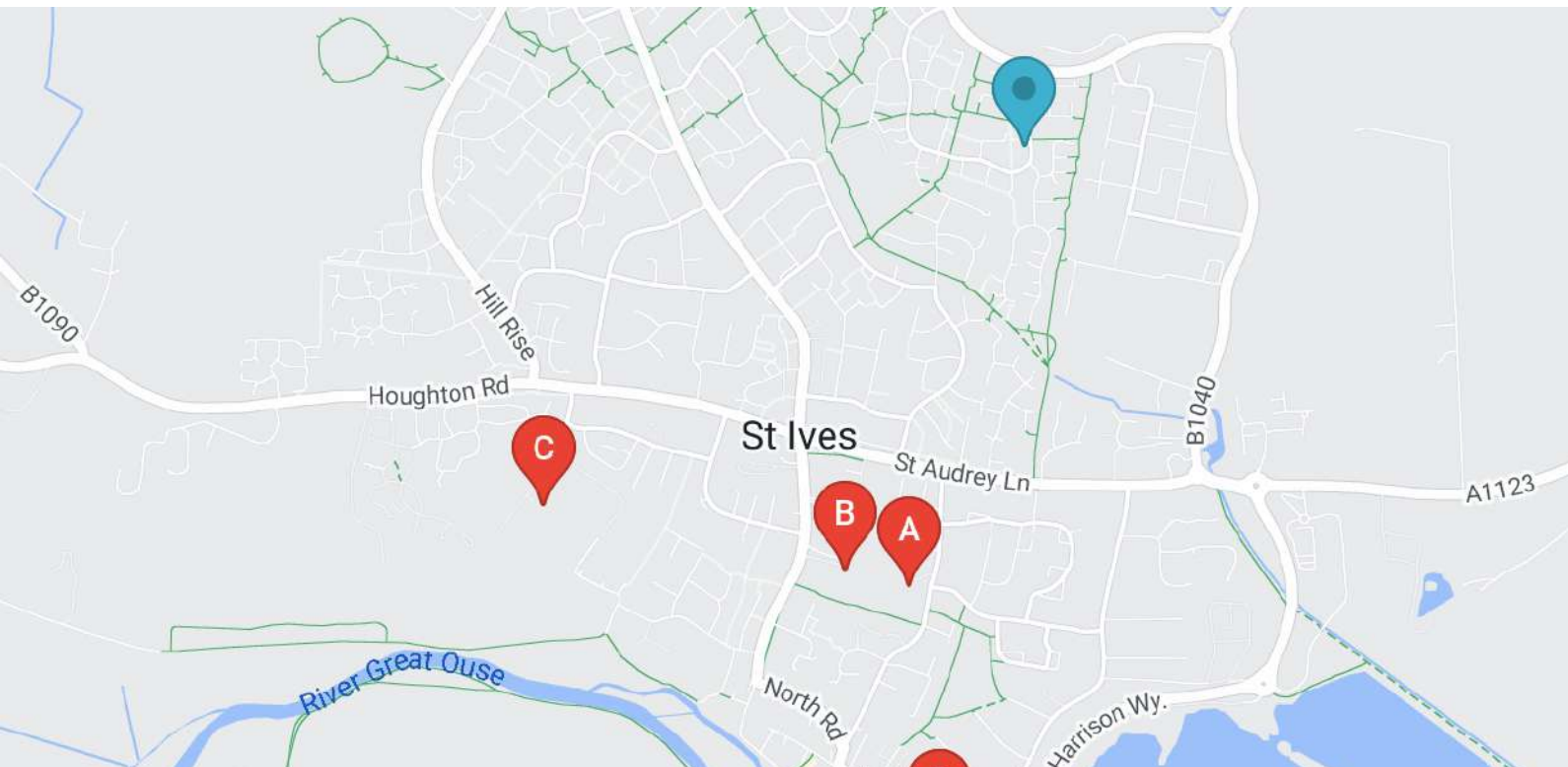
£5,064 ↓ 2%

Terraced Price Change
Last 12 Months

16

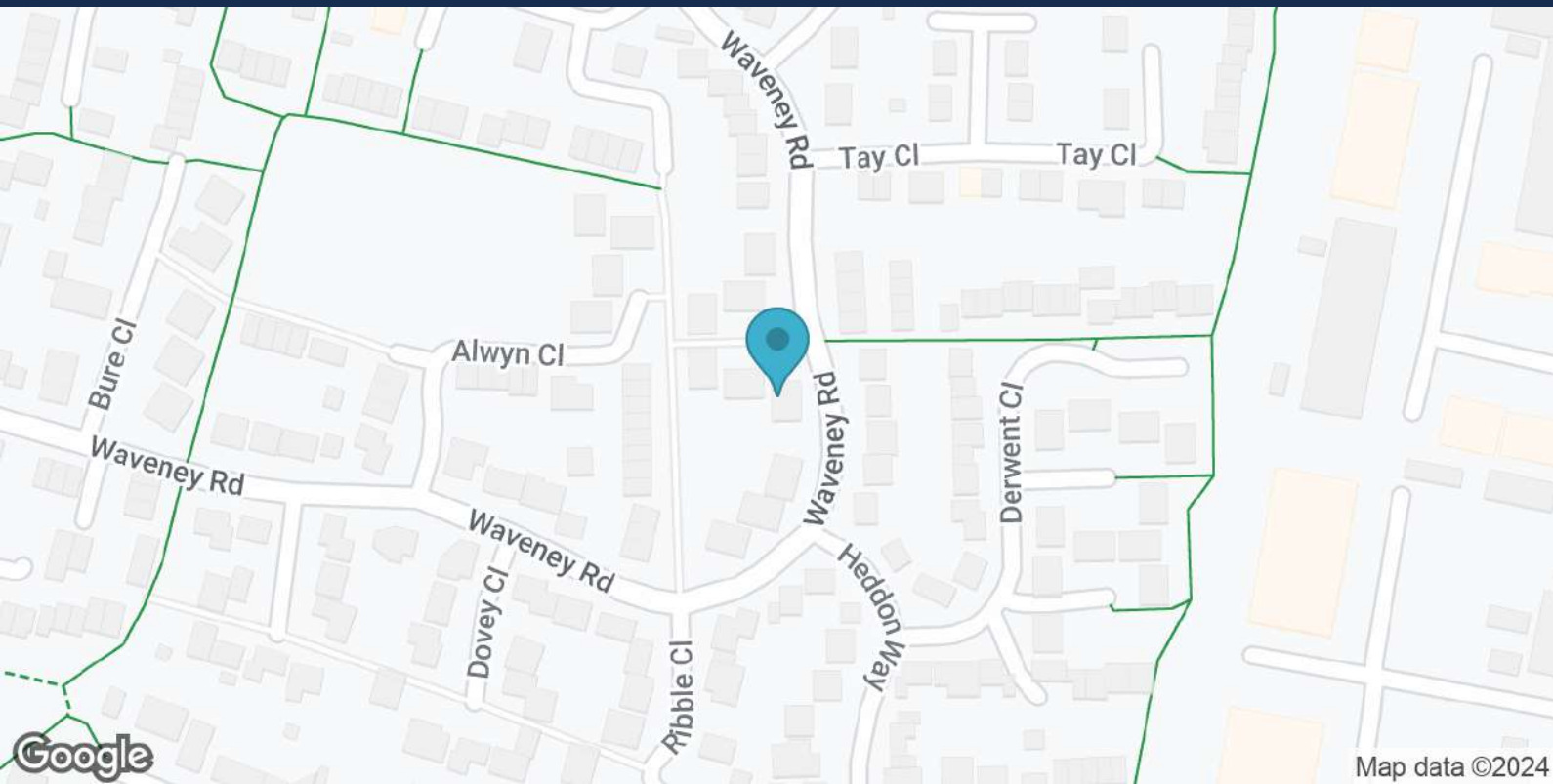
Number of Terraced Transactions
Last 12 Months

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Eastfield Infant and Nursery School	PE27 5QT	Nursery, Primary	1.08 km	Good
B Westfield Junior School	PE27 5RG	Primary	1.10 km	Good
C St Ivo Academy	PE27 6RR	Secondary, Post 16	1.43 km	Not rated
D Thorndown Primary School	PE27 6SE	Nursery, Primary	1.66 km	Good
E Wheatfields Primary School	PE27 3WF	Primary	1.66 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J13 of A1(M)	12.95 km

Nearest Train Station *

NAME	DISTANCE
Huntingdon Rail Station	8.47 km

Nearby Airports *

NAME	DISTANCE
Cambridge Airport	21.86 km

*Details provided by Department for Transport

Your Agent

Katy Poore

Owner

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<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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Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact Katy Poore on 07930019620 or visit <https://katypoore.exp.uk.com/>. To opt out of future communication, contact Katy Poore.

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