

KATY POORE

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Property Information Report

Hilton Road

Fenstanton, Huntingdon, PE28

Report compiled

2nd July 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

Hilton Road

Fenstanton, Huntingdon, PE28



Property Details

Type of Home	Detached
Tenure	Freehold
Number of Bedrooms	4 <i>Actual</i>
Title Number	CB91097
Local Authority	Huntingdonshire
Constituency	-
Ward	Fenstanton
Energy Performance	E
Council Tax	Band F

Current Annual Charge – £3,166*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Good	O2	Good
Three	Okay	Vodafone	Okay

Estimated Broadband Speeds

4Mb Basic	80Mb 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%)

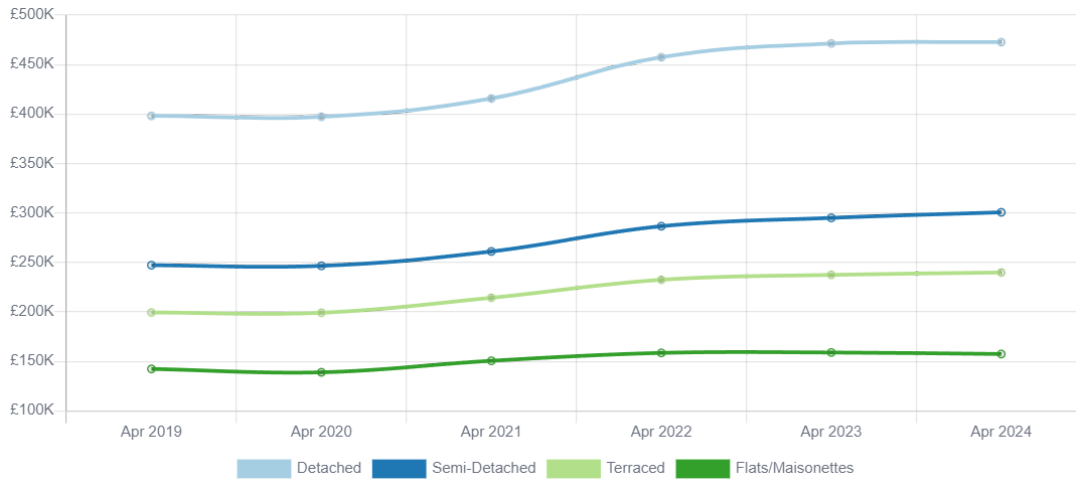
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Your Area

Average House Prices in the Huntingdonshire Local Authority

Since 2019



£456,024

Average price for a Detached property in PE28

12,640

Number of Detached properties in PE28

£537,475

Average price for a Detached property in England

£49,141 ↑ 19%

Average Price Change since 2019

£74,597 ↑ 19%

Detached Price Change

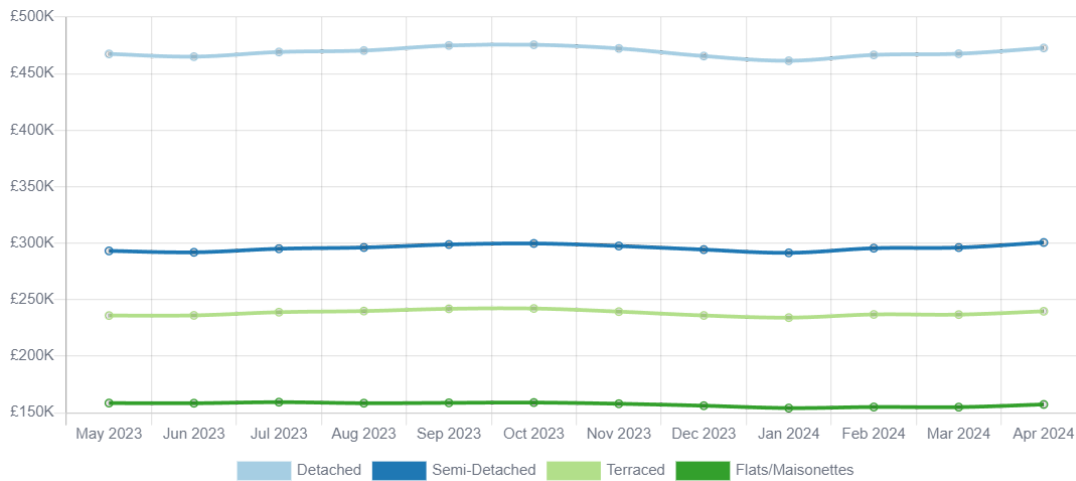
14045

Number of Detached Transactions

Your Area

Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



£368,466

Average price for property in PE28

24,760

Number of properties in PE28

£385,794

Average price for a property in England

£2,282 ↑ 1%

Average Price Change
Last 12 Months

£1,387 → 0%

Detached Price Change
Last 12 Months

183

Number of Detached Transactions
Last 12 Months

Local Sales Activity



Bell Lane

£600,000

Offers over

0.16 km

4 Detached



Crest Drive

£445,000

Offers over

0.21 km

4 Detached



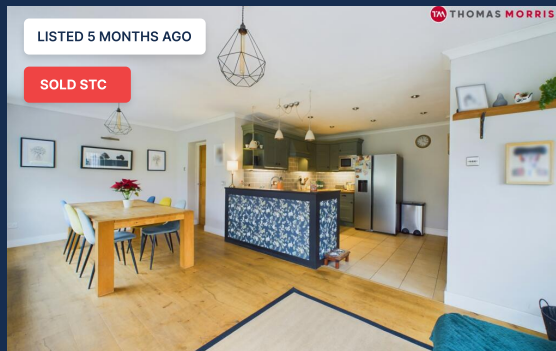
Talls Lane

£650,000

Offers over

0.40 km

4 Detached



Honey Hill

£650,000

Offers over

0.60 km

4 Detached



The Fen

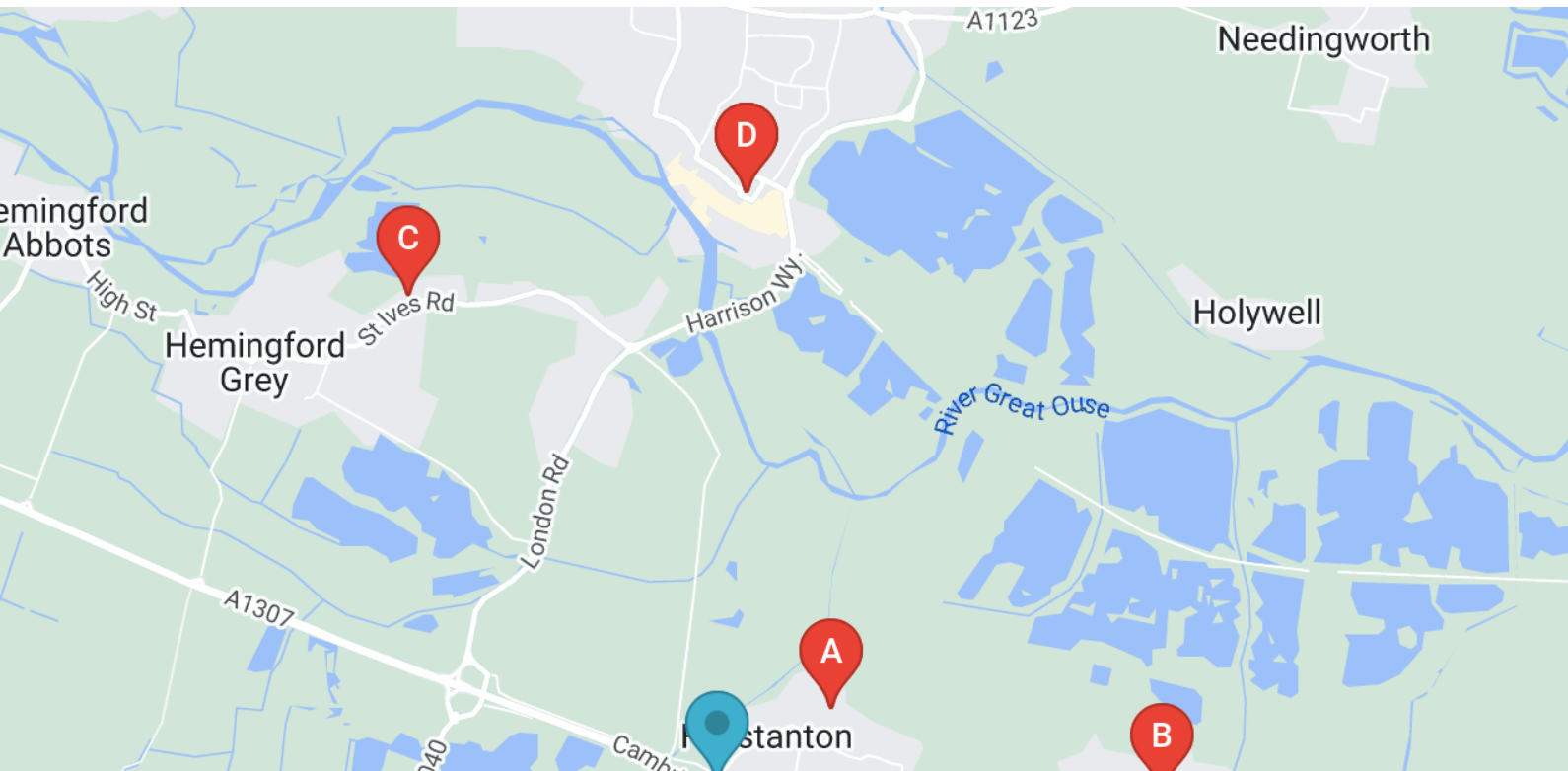
£700,000

Offers over

0.77 km

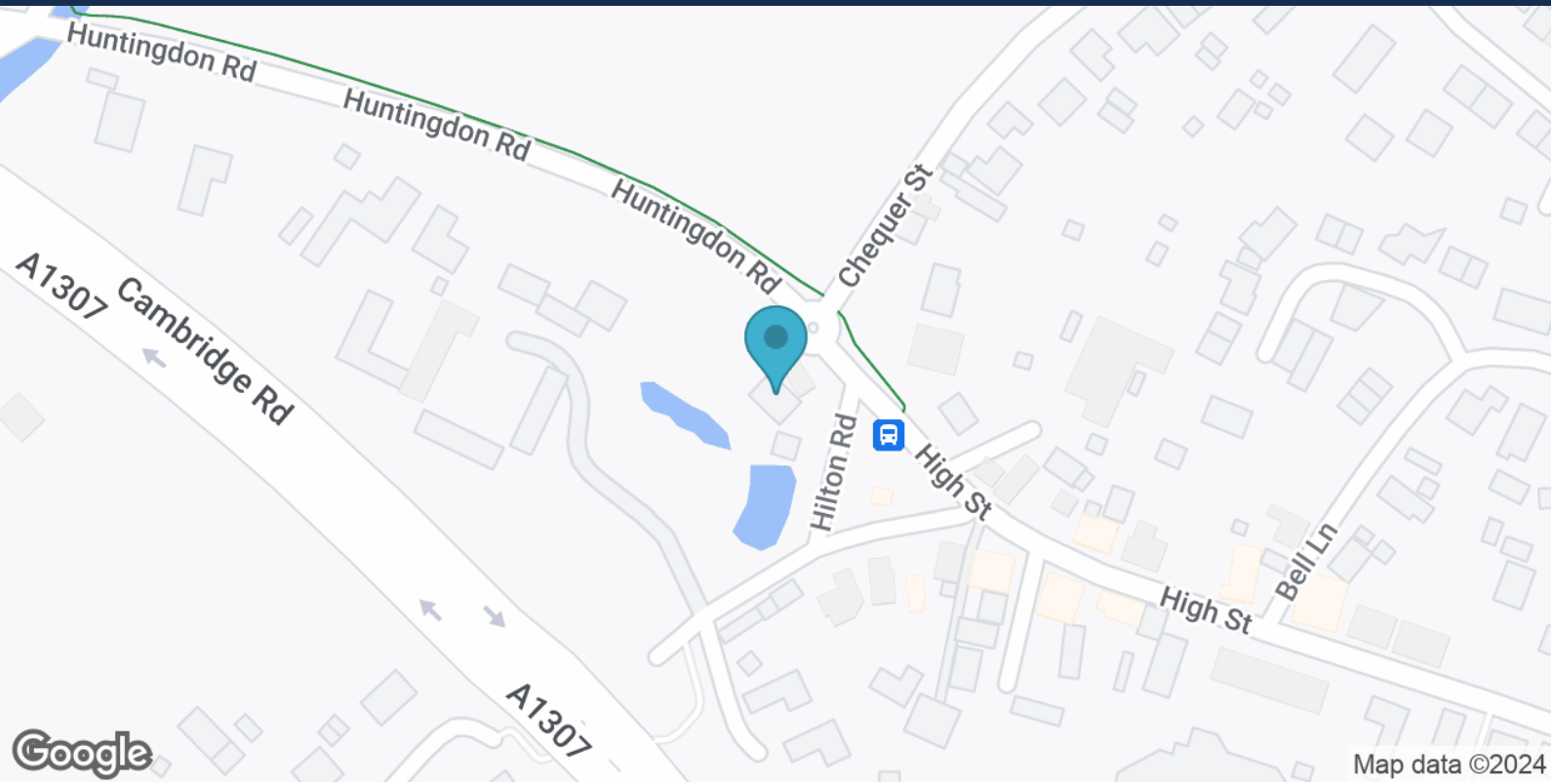
4 Detached

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Fenstanton and Hilton Primary School	PE28 9JR	Nursery, Primary	0.64 km	Not rated
B Fen Drayton Primary School	CB24 4SL	Primary	2.12 km	Good
C Hemingford Grey Primary School	PE28 9DU	Primary	2.74 km	Good
D Thorndown Primary School	PE27 6SE	Nursery, Primary	2.80 km	Good
E Wheatfields Primary School	PE27 3WF	Primary	2.80 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J14 of M11	12.03 km

Nearest Train Station *

NAME	DISTANCE
Huntingdon Rail Station	8.72 km

Nearby Airports *

NAME	DISTANCE
Cambridge Airport	19.53 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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