

KATY POORE

POWERED BY
exp UK

Property Information Report

Bell Lane

Fenstanton, Huntingdon, PE28

Report compiled

1st October 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!

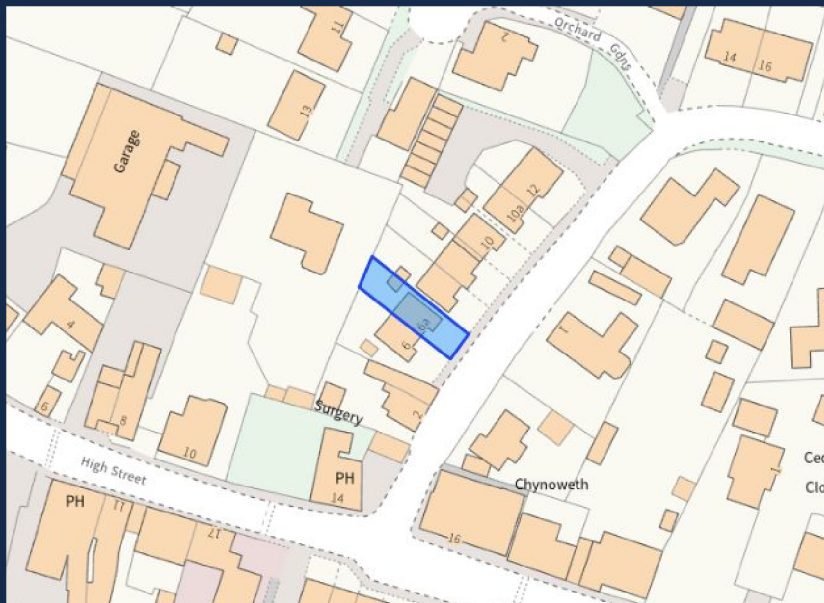
Katy Poore

Katy Poore powered by EXP

Your Property

Bell Lane

Fenstanton, Huntingdon, PE28



Property Details

| | |
|--------------------|--------------------|
| Type of Home | Semi-Detached |
| Tenure | Freehold |
| Number of Bedrooms | 2 <i>Actual</i> |
| Title Number | CB211258 |
| Local Authority | Huntingdonshire |
| Constituency | - |
| Ward | Fenstanton |
| Energy Performance | C |
| Council Tax | Band C |

Current Annual Charge – £1,948*

* May vary slightly for local parish council differences

Mobile Coverage

| | | | |
|-------|------|----------|------|
| EE | Good | O2 | Good |
| Three | Good | Vodafone | Okay |

Estimated Broadband Speeds

| | |
|------------------|----------------|
| 2Mb Basic | 39Mb 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%)

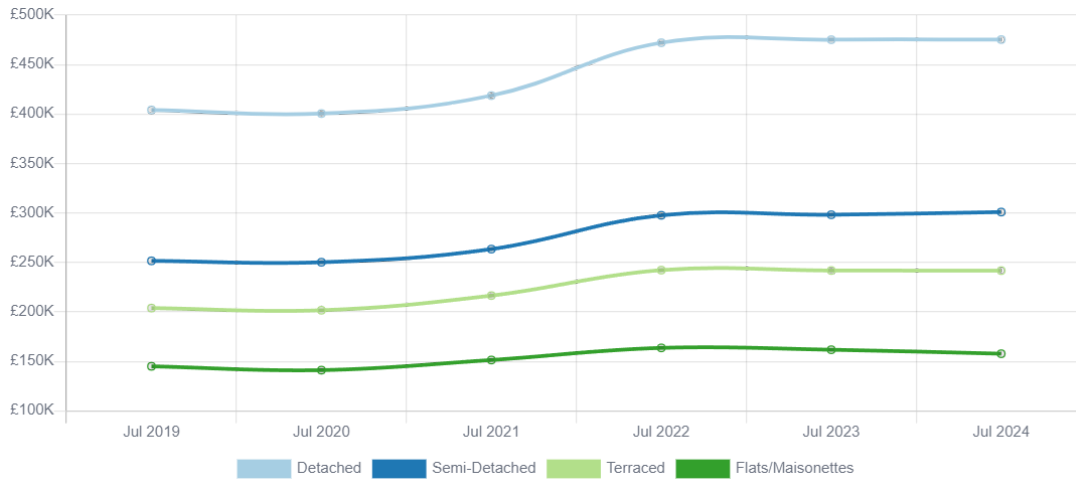
Katy Poore
07930019620
katy.poore@exp.uk.com

KATY POORE
exp UK

Your Area

Average House Prices in the Huntingdonshire Local Authority

Since 2019



£308,293

Average price for a Semi-Detached property in PE28

6,471

Number of Semi-Detached properties in PE28

£316,116

Average price for a Semi-Detached property in England

£45,965 ↑ 18%

Average Price Change since 2019

£49,321 ↑ 20%

Semi-Detached Price Change

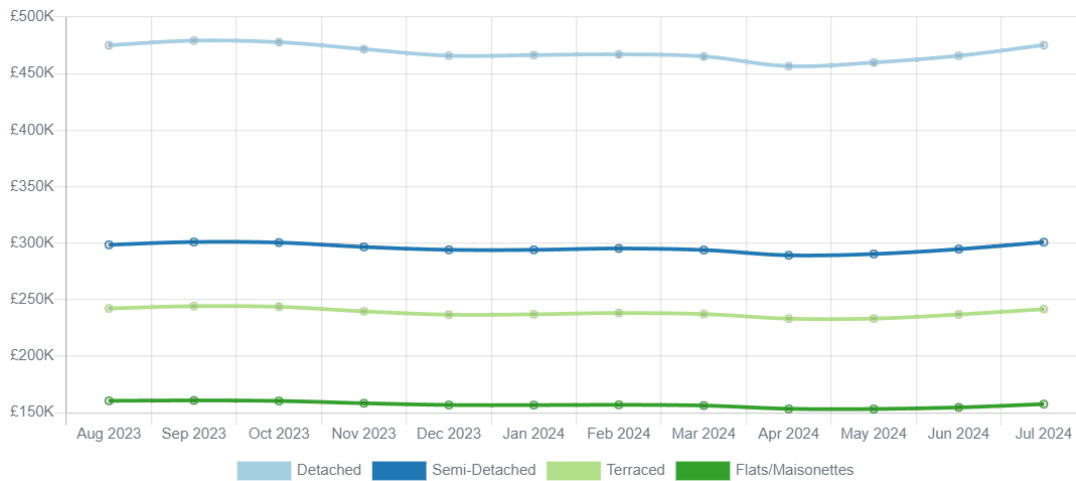
7670

Number of Semi-Detached Transactions

Your Area

Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



£373,743

Average price for property in PE28

24,861

Number of properties in PE28

£377,442

Average price for a property in England

£210 → 0%

Average Price Change

Last 12 Months

£2,720 ↑ 1%

Semi-Detached Price Change

Last 12 Months

112

Number of Semi-Detached Transactions

Last 12 Months

Local Sales Activity

ON MARKET 8 MONTHS



Crest Drive **£550,000**
Offers over

📏 0.18 km 🏠 4 🏠 Detached

ON MARKET 2 MONTHS



Chequers Close **£220,000**
Offers over

📏 0.22 km 🏠 2 🏠 Flats/Maisonettes

ON MARKET 6 MONTHS




Grove House **£235,000**
Offers over

📏 0.25 km 🏠 2 🏠 Semi-Detached

LISTED 4 MONTHS AGO

SOLD STC




Rookery Place **£285,000**
Offers over

📏 0.41 km 🏠 3 🏠 Terraced

LISTED 7 MONTHS AGO

SOLD STC




Lancelot Way **£275,000**
Offers over

📏 0.51 km 🏠 2 🏠 Semi-Detached

LISTED 4 MONTHS AGO

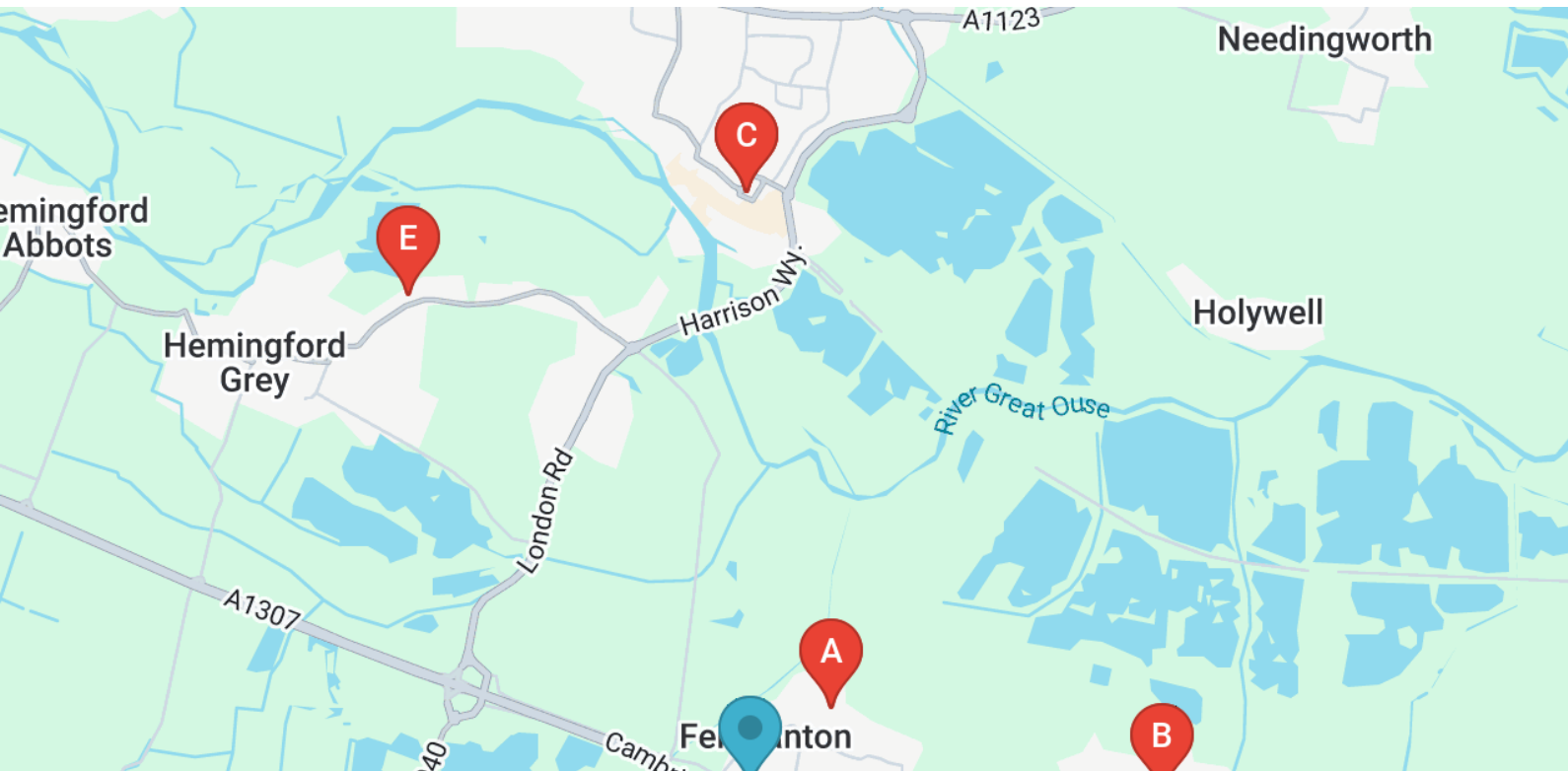
SOLD STC



Lancelot Way **£265,000**
Offers over

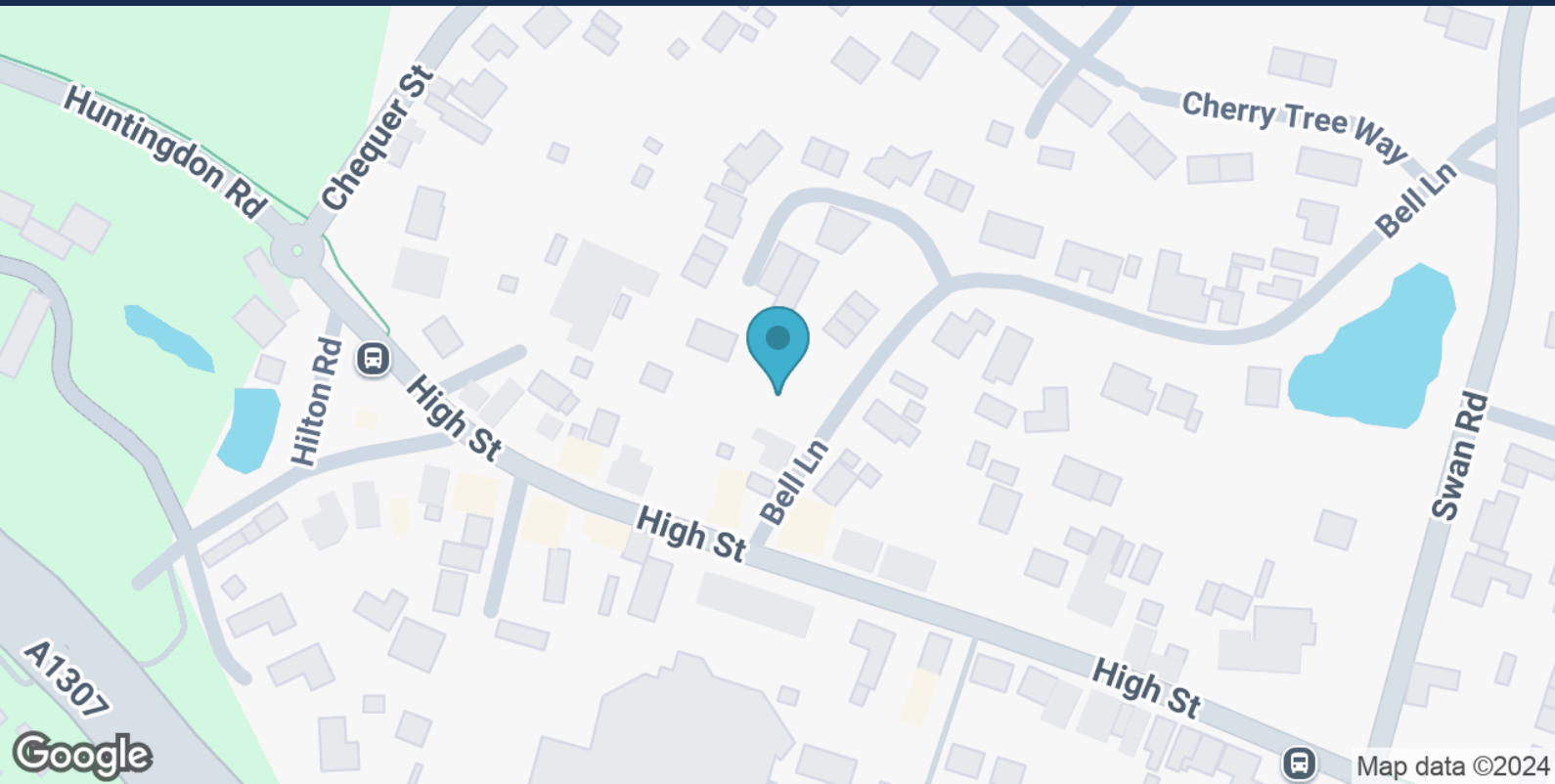
📏 0.52 km 🏠 2 🏠 Semi-Detached

Nearby Schools



| NAME | POSTCODE | EDUCATION LEVEL | DISTANCE | RATING |
|---|----------|------------------|----------|-----------|
| A Fenstanton and Hilton Primary School | PE28 9JR | Nursery, Primary | 0.53 km | Not rated |
| B Fen Drayton Primary School | CB24 4SL | Primary | 1.97 km | Good |
| C Thorndown Primary School | PE27 6SE | Nursery, Primary | 2.82 km | Good |
| D Wheatfields Primary School | PE27 3WF | Primary | 2.82 km | Good |
| E Hemingford Grey Primary School | PE28 9DU | Primary | 2.84 km | Good |

Transport Links



Nearest Motorway Junction *

| NAME | DISTANCE |
|------------|----------|
| J14 of M11 | 11.90 km |

Nearest Train Station *

| NAME | DISTANCE |
|-------------------------|----------|
| Huntingdon Rail Station | 8.87 km |

Nearby Airports *

| NAME | DISTANCE |
|-------------------|----------|
| Cambridge Airport | 19.39 km |

*Details provided by Department for Transport

Katy Poore
07930019620
katy.poore@exp.uk.com

KATY POORE
exp UK

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



Disclaimer

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

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.

Information produced by HM Land Registry. © Crown copyright and database rights 2022

The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.