

KATY POORE

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Property Information Report

High Leys

St. Ives, PE27

Report compiled

16th October 2024

Your Property

High Leys

St. Ives, PE27



Property Details

Type of Home	Semi-Detached
Tenure	-
Number of Bedrooms	4 <i>Actual</i>
Title Number	CB375729
Local Authority	Huntingdonshire
Constituency	-
Ward	St Ives South
Energy Performance	C
Council Tax	Band D Current Annual Charge – £2,192*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Good	O2	Good
Three	Okay	Vodafone	Okay

Estimated Broadband Speeds

11Mb Basic	1000Mb Ultrafast
1000Mb Overall	

Flood Risk

Very Low – Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

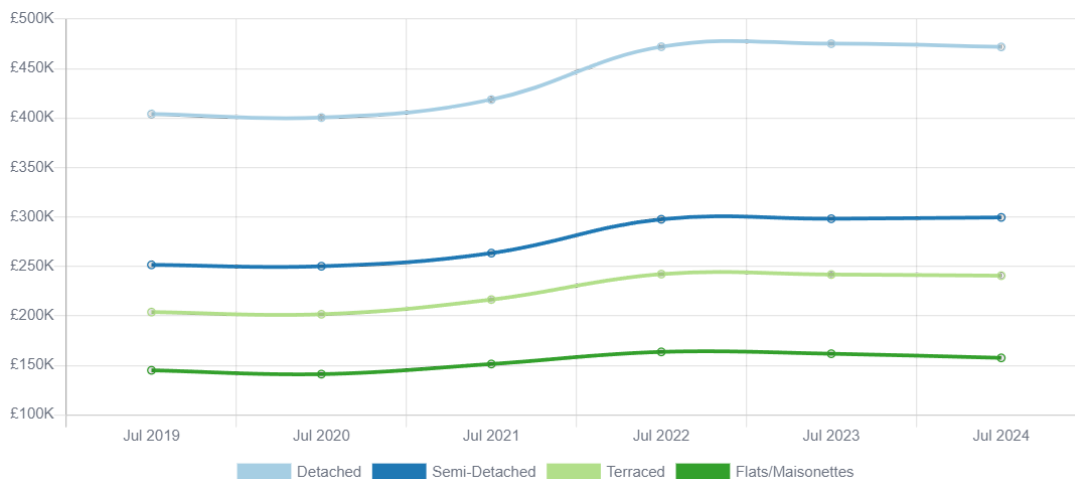
Katy Poore
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Your Area

Average House Prices in the Huntingdonshire Local Authority

Since 2019



£322,567

Average price for a Semi-Detached property in PE27

2,662

Number of Semi-Detached properties in PE27

£316,346

Average price for a Semi-Detached property in England

£44,373 ↑ 17%

Average Price Change since 2019

£47,942 ↑ 19%

Semi-Detached Price Change

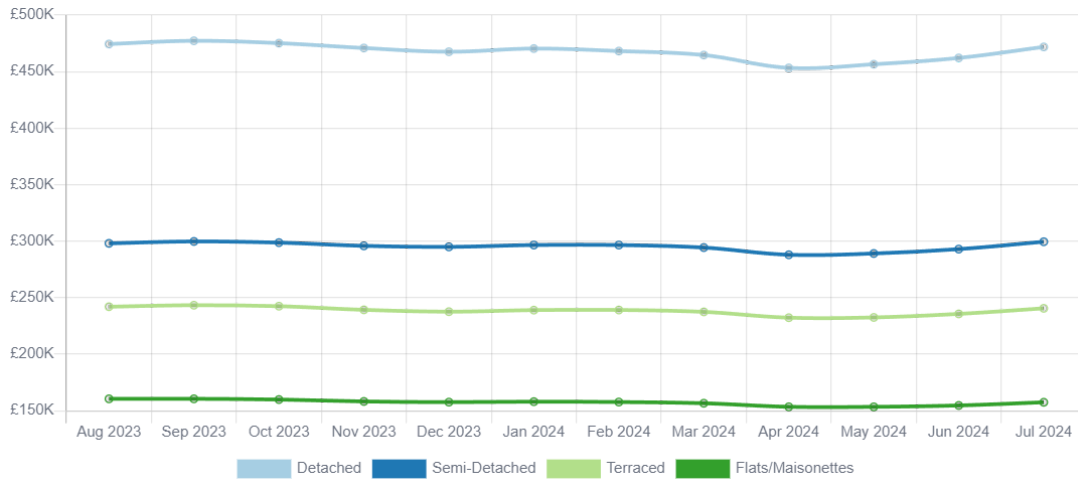
3536

Number of Semi-Detached Transactions

Your Area

Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



£333,551

Average price for property in PE27

10,373

Number of properties in PE27

£377,399

Average price for a property in England

£1,802 ↓ 1%

Average Price Change
Last 12 Months

£1,341 → 0%

Semi-Detached Price Change
Last 12 Months


48

Number of Semi-Detached Transactions
Last 12 Months

Local Sales Activity

LISTED 7 MONTHS AGO

SOLD STC




Knights Way

£440,000
Offers over

📏 98 metres 🏠 4 🏠 Semi-Detached

ON MARKET 1 MONTH




Adams Drive

£350,000
Offers over

📏 0.15 km 🏠 3 🏠 Terraced

LISTED 10 MONTHS AGO

SOLD STC



Acacia Avenue

£350,000
Offers over

📏 0.37 km 🏠 4 🏠 Semi-Detached

LISTED 4 MONTHS AGO

SOLD STC



Green Leys

£450,000
Offers over

📏 0.41 km 🏠 3 🏠 Semi-Detached

ON MARKET 4 MONTHS




Houghton Road

£375,000
Offers over

📏 0.52 km 🏠 2 🏠 Detached

ON MARKET 1 MONTH

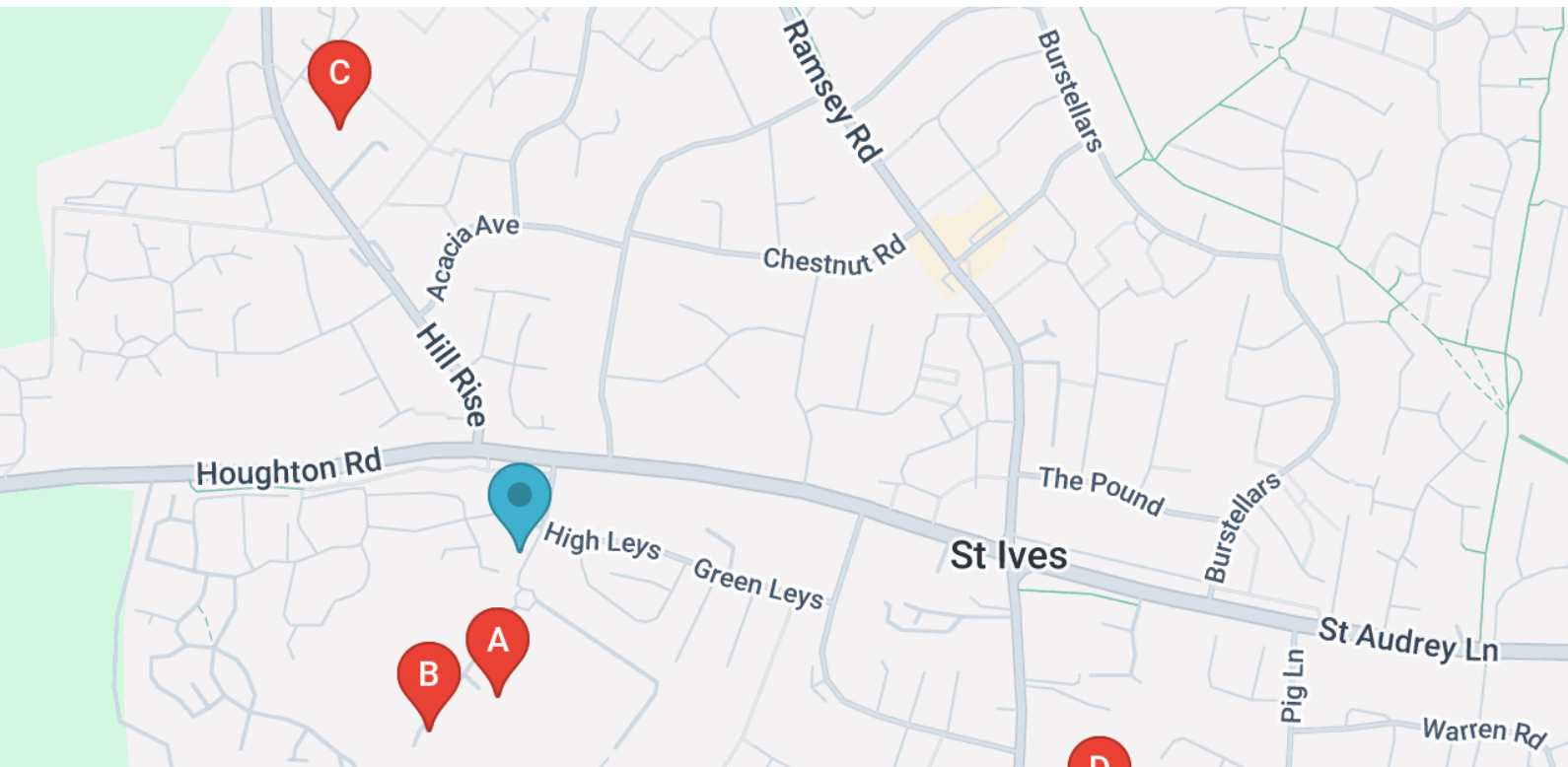


Green Leys

£400,000
Offers over

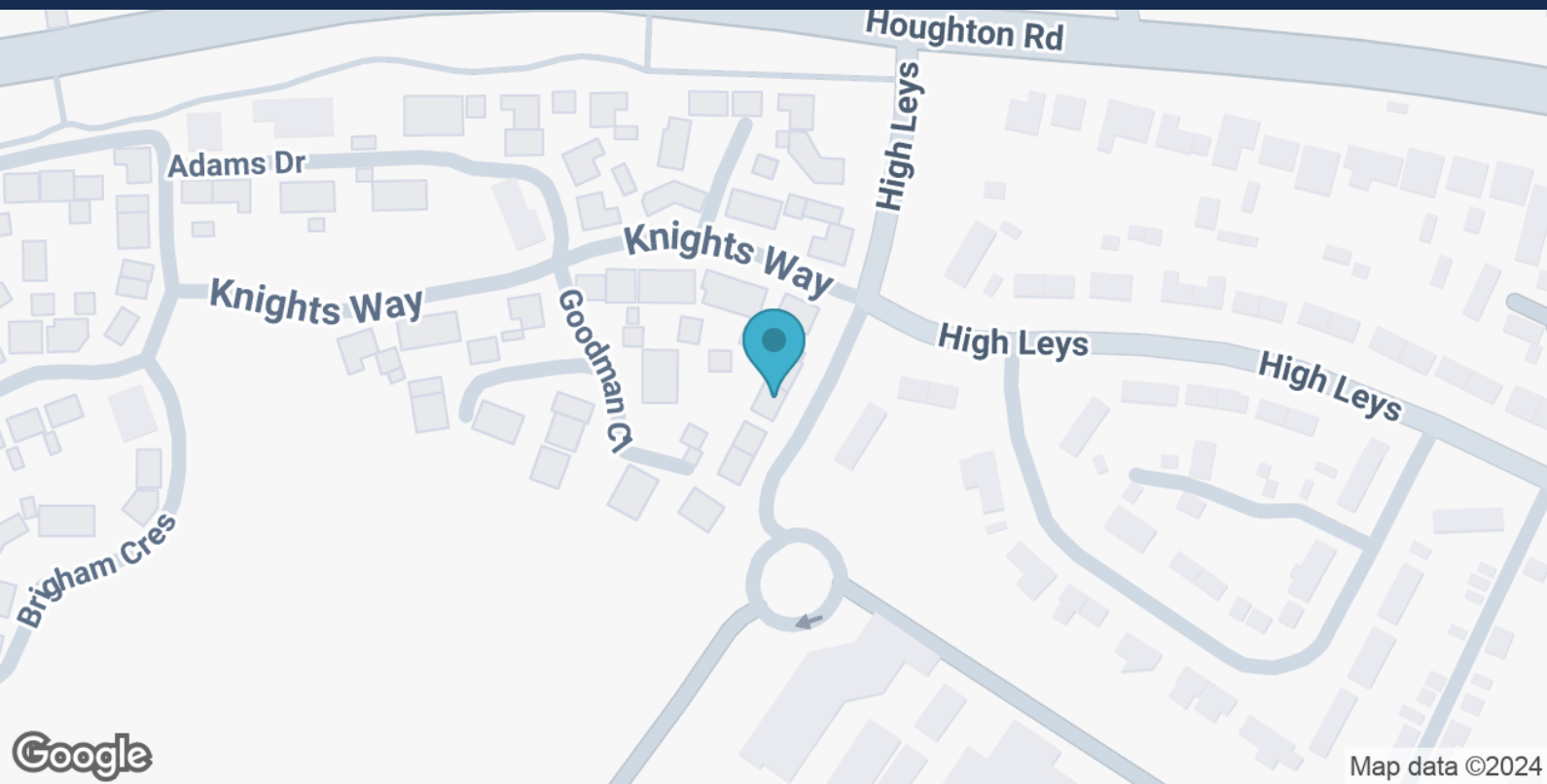
📏 0.53 km 🏠 4 🏠 Terraced

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A St Ivo Academy	PE27 6RR	Secondary, Post 16	0.17 km	Good
B Aurora Fairway School	PE27 6RS	Special, Independent	0.24 km	Good
C Thorndown Primary School	PE27 6SE	Nursery, Primary	0.55 km	Good
D Westfield Junior School	PE27 5RG	Primary	0.76 km	Good
E Eastfield Infant and Nursery School	PE27 5QT	Nursery, Primary	0.92 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J13 of A1(M)	12.03 km

Nearest Train Station *

NAME	DISTANCE
Huntingdon Rail Station	7.29 km

Nearby Airports *

NAME	DISTANCE
Cambridge Airport	22.29 km

*Details provided by Department for Transport

Your Agent

Katy Poore

Owner

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Mobile Number

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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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