

KATY POORE

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Property Information Report

Harris Crescent

Needingworth, St. Ives, PE27

Report compiled

12th February 2025

Your Property

Harris Crescent

Needingworth, St. Ives, PE27



Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	3 <i>Actual</i>
Title Number	CB309188
Local Authority	Huntingdonshire
Constituency	-
Ward	Holywell-cum-Needingworth
Council Tax	Band C Current Annual Charge – £2,064*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Okay	O2	Good
Three	Okay	Vodafone	Okay

Estimated Broadband Speeds

3Mb Basic	31Mb Superfast
1800Mb Ultrafast	1800Mb Overall

Flood Risk

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

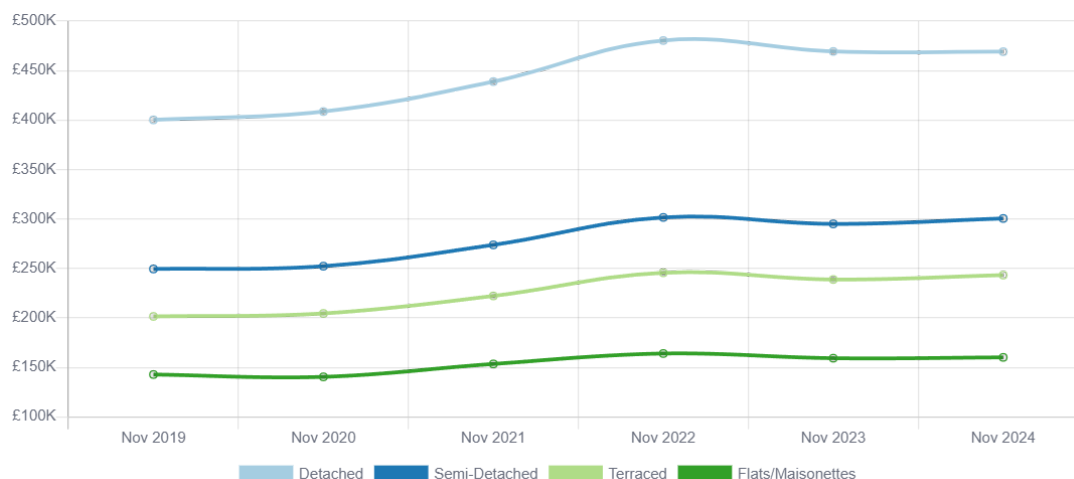
Katy Poore
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Your Area

Average House Prices in the Huntingdonshire Local Authority

Since 2019



£301,164

Average price for a Semi-Detached property in PE27

2,839

Number of Semi-Detached properties in PE27

£321,851

Average price for a Semi-Detached property in England

£48,123 ↑ 19%

Average Price Change since 2019

£51,012 ↑ 20%

Semi-Detached Price Change

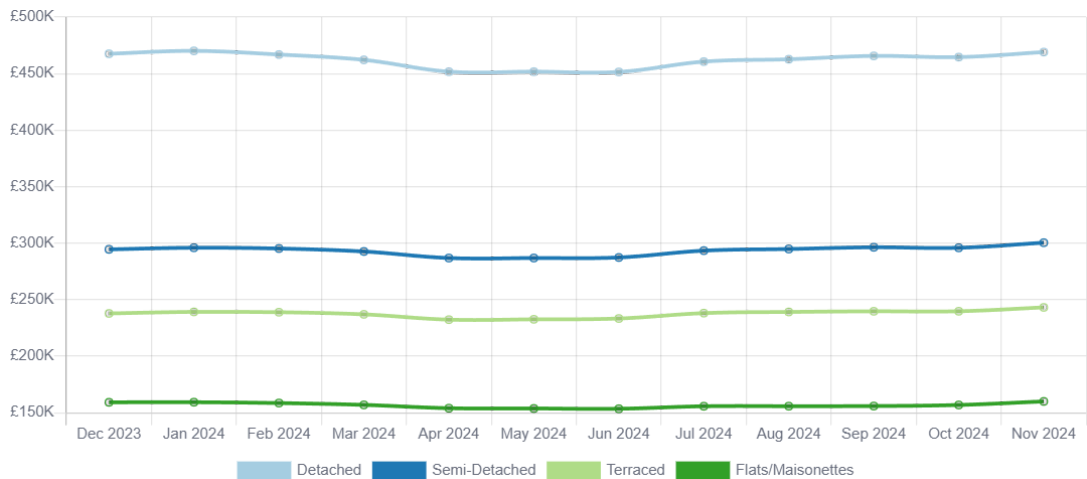
3538

Number of Semi-Detached Transactions

Your Area

Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



£314,278

Average price for property in PE27

10,393

Number of properties in PE27

£352,925

Average price for a property in England

£2,971 ↑ 1%

Average Price Change
Last 12 Months

£5,500 ↑ 2%

Semi-Detached Price Change
Last 12 Months

58

Number of Semi-Detached Transactions
Last 12 Months

Local Sales Activity



Harris Crescent

£300,000

Offers over

📏 0.10 km

🛏 3 🏠 Semi-Detached



The Furlongs

£290,000

Offers over

📏 0.26 km

🛏 3 🏠 Terraced



The Furlongs

£350,000

Offers over

📏 0.29 km

🛏 4 🏠 Semi-Detached



Church Street

£375,000

Offers over

📏 0.31 km

🛏 3 🏠 Semi-Detached



St. Johns Close

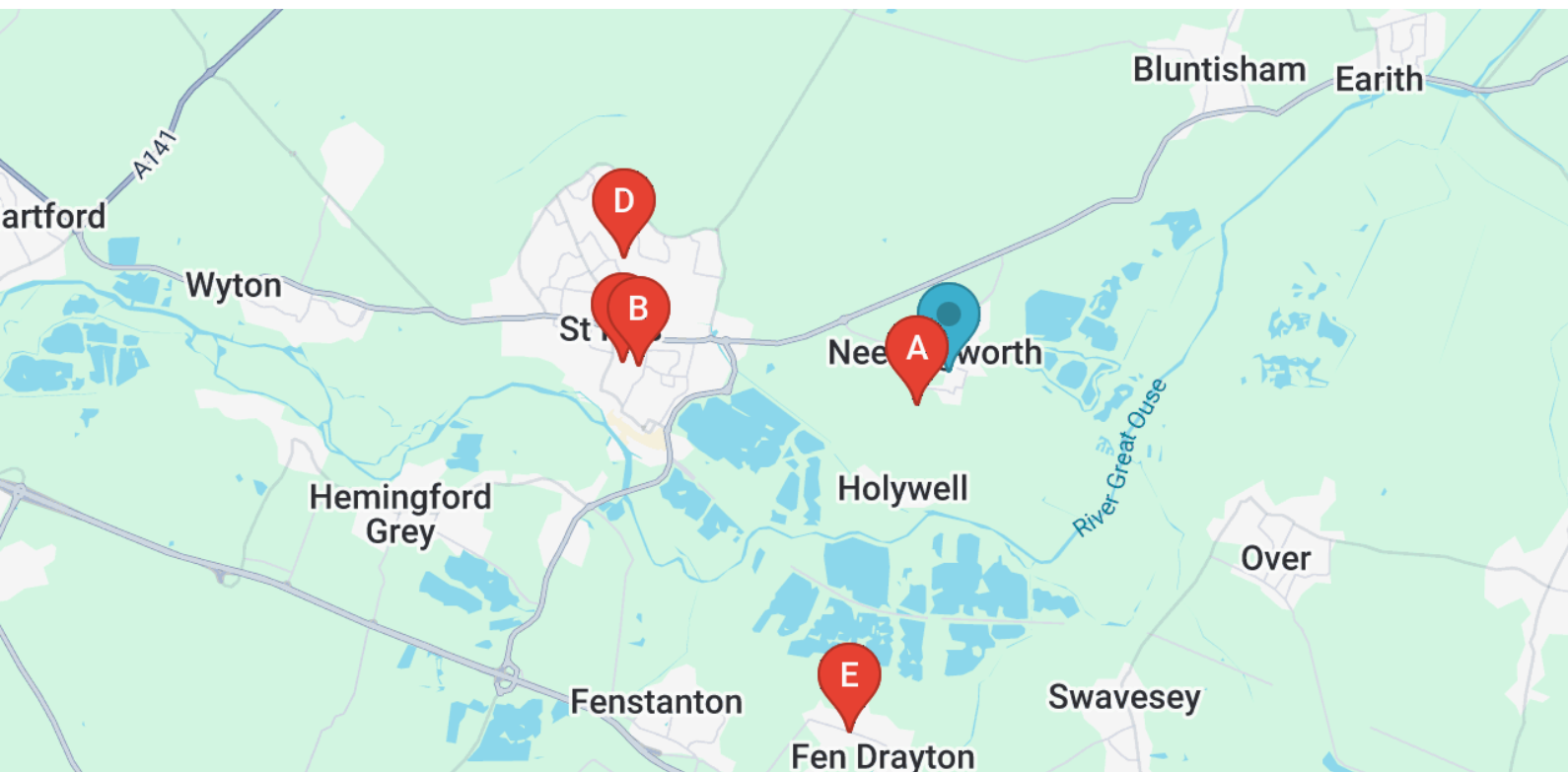
£290,000

Offers over

📏 0.31 km

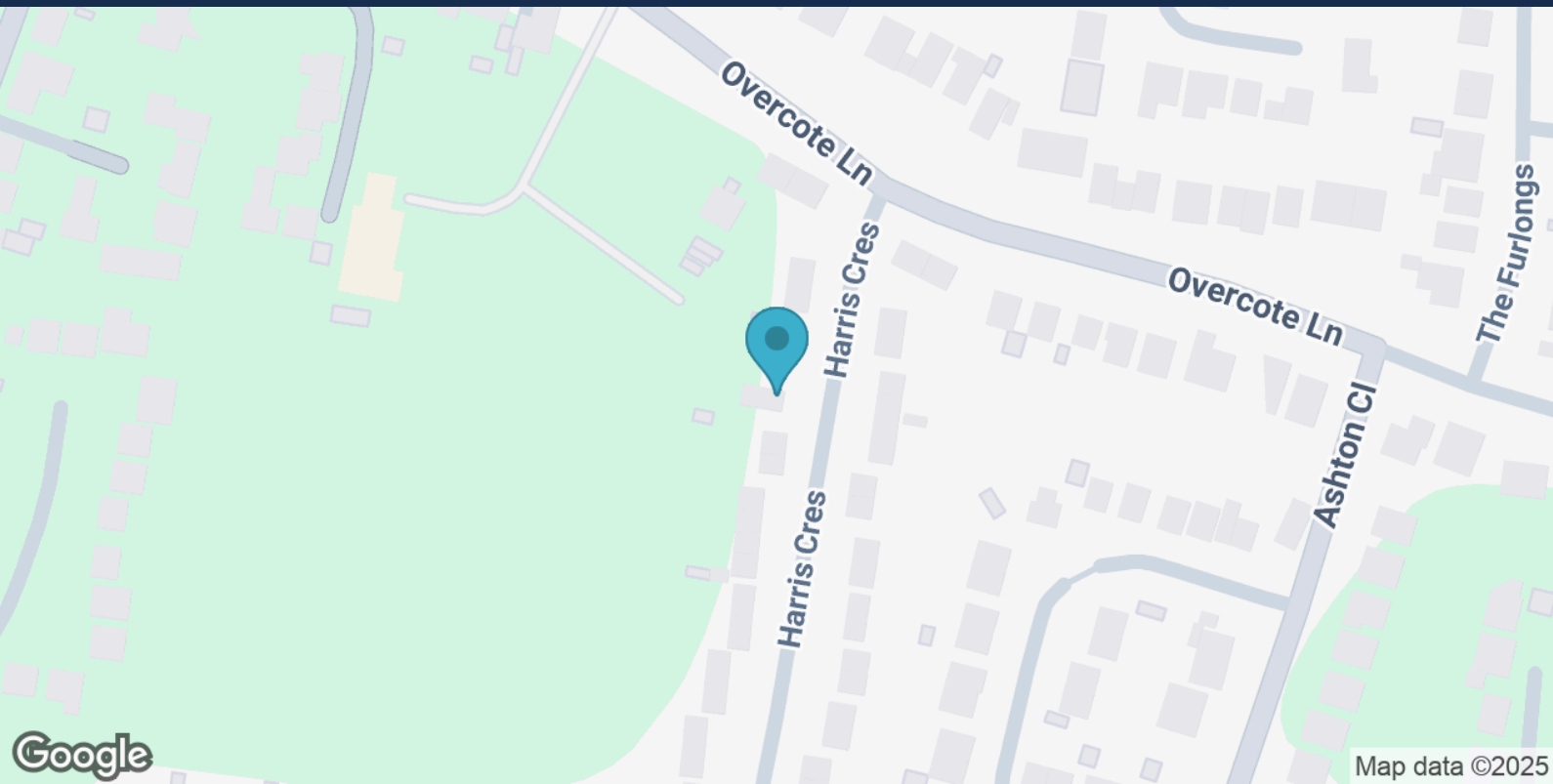
🛏 3 🏠 Semi-Detached

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Holywell CofE Primary School	PE27 4TF	Primary	0.44 km	Outstanding
B Eastfield Infant and Nursery School	PE27 5QT	Nursery, Primary	2.95 km	Good
C Westfield Junior School	PE27 5RG	Primary	3.10 km	Good
D Wheatfields Primary School	PE27 3WF	Nursery, Primary	3.27 km	Good
E Fen Drayton Primary School	CB24 4SL	Primary	3.56 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J14 of M11	12.46 km

Nearby Airports *

NAME	DISTANCE
Cambridge Airport	19.14 km

*Details provided by Department for Transport

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KATY POORE


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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