

KATY POORE

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Property Information Report

# Glebe Road

Hemingford Grey, Huntingdon, PE28

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Report compiled

14th November 2024

# Your Property

## Glebe Road

Hemingford Grey, Huntingdon, PE28



### Property Details

Type of Home	Detached
Tenure	Freehold
Number of Bedrooms	3 <i>Estimated</i>
Title Number	CB161626
Local Authority	Huntingdonshire
Constituency	-
Ward	Hemingford Grey & Houghton
Council Tax	Band E Current Annual Charge – £2,837*

\* May vary slightly for local parish council differences

### Mobile Coverage

EE	Poor	O2	Good
Three	Okay	Vodafone	Okay

### Estimated Broadband Speeds

5Mb Basic	80Mb Superfast
1000Mb Ultrafast	1000Mb Overall

### Flood Risk

**Low** – Each year, there is a chance of flooding of between 1 in 100 (1%) and 1 in 1000 (0.1%)

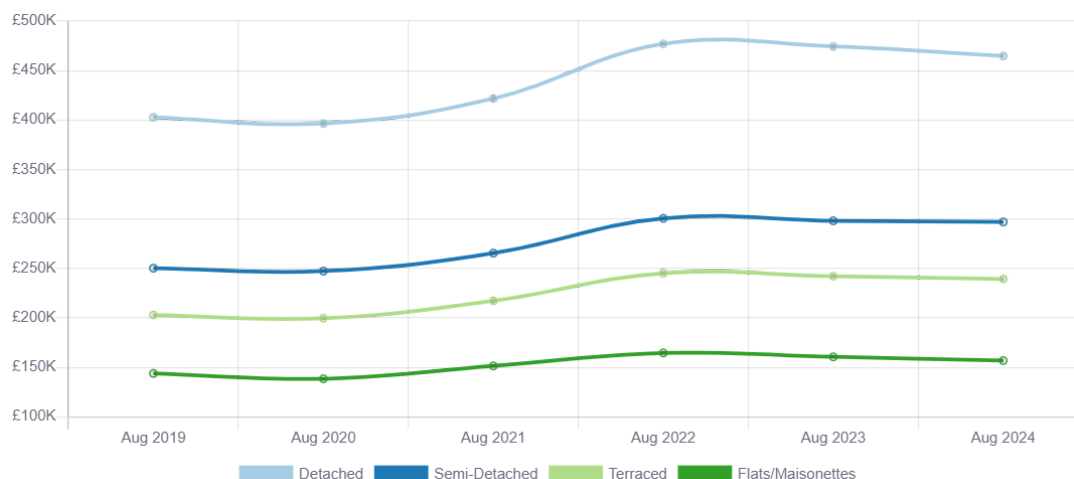
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# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Since 2019



**£465,360**

Average price for a Detached property in PE28

**11,378**

Number of Detached properties in PE28

**£512,069**

Average price for a Detached property in England

**£44,836** ↑ 17%

Average Price Change since 2019

**£65,938** ↑ 16%

Detached Price Change

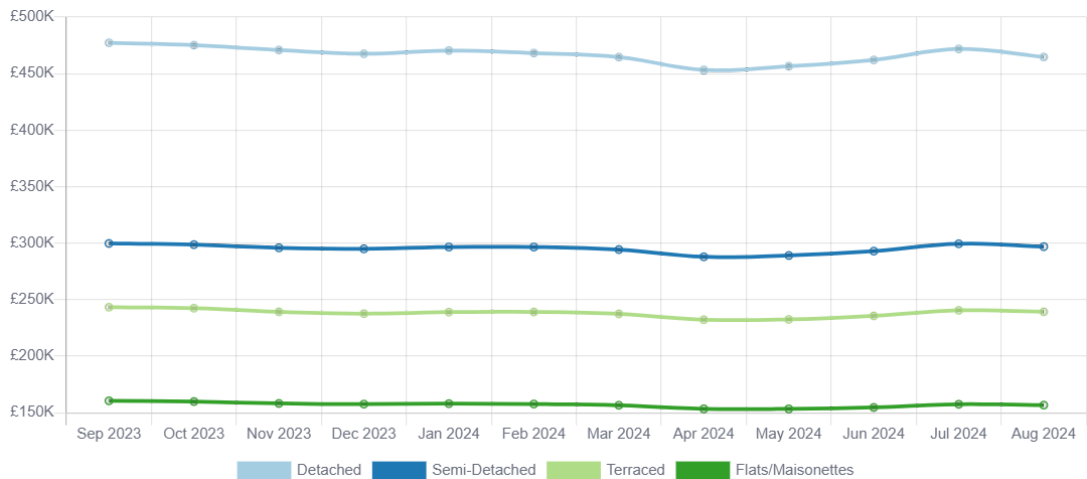
**14022**

Number of Detached Transactions

# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



**£371,430**

Average price for property in  
PE28

**24,941**

Number of properties in PE28

**£366,839**

Average price for a property  
in England

**£3,844** ↓ 1%

Average Price Change  
Last 12 Months

**£8,308** ↓ 2%

Detached Price Change  
Last 12 Months

**211**

Number of Detached Transactions  
Last 12 Months



# Local Sales Activity



Glebe Road

**£675,000**

Offers over

📏 23 metres

🏠 3 🏠 Detached



Pound Road

**£450,000**

Offers over

📏 0.10 km

🏠 3 🏠 Semi-Detached



Gore Tree Road

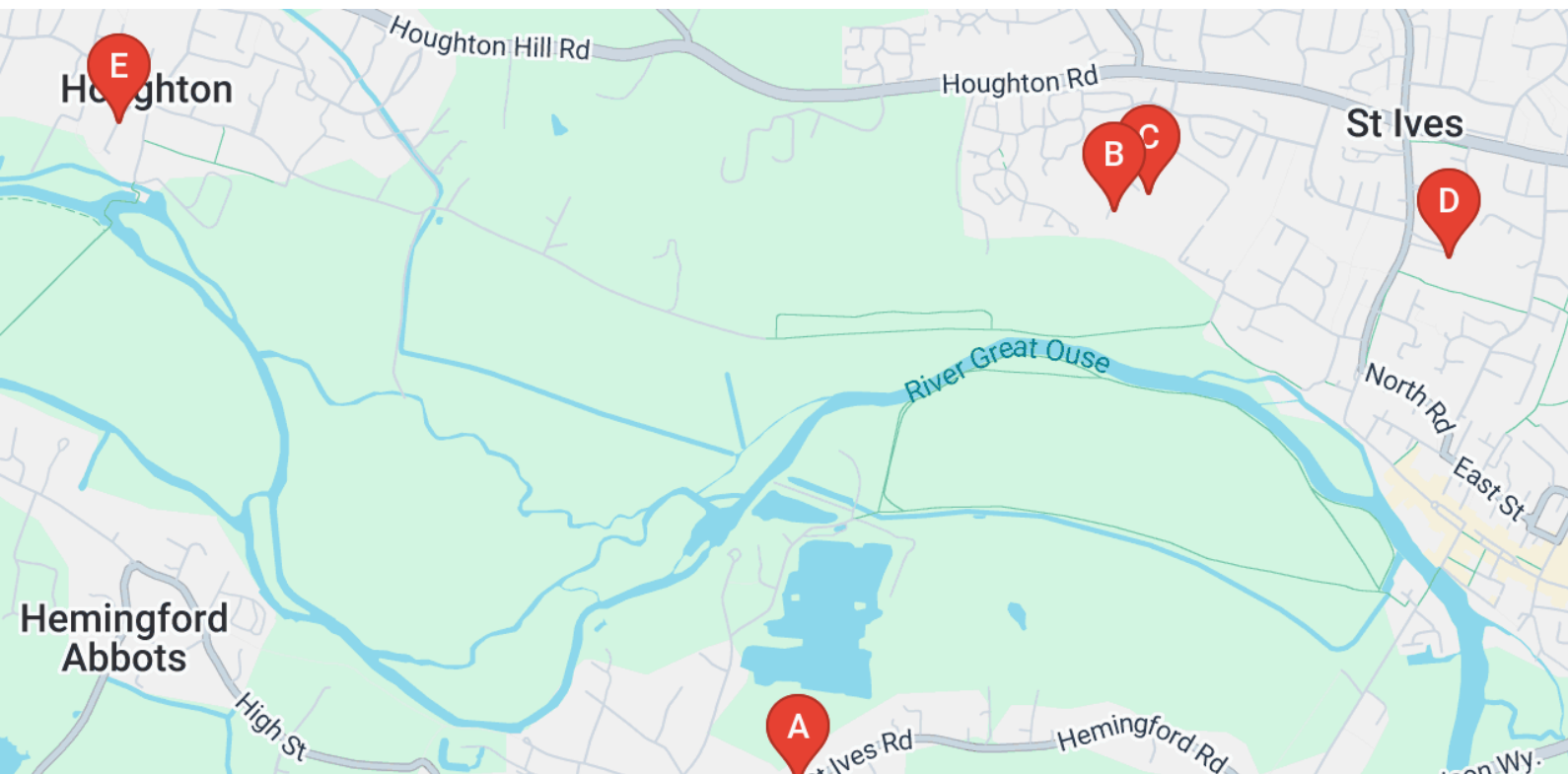
**£595,000**

Offers over

📏 0.63 km

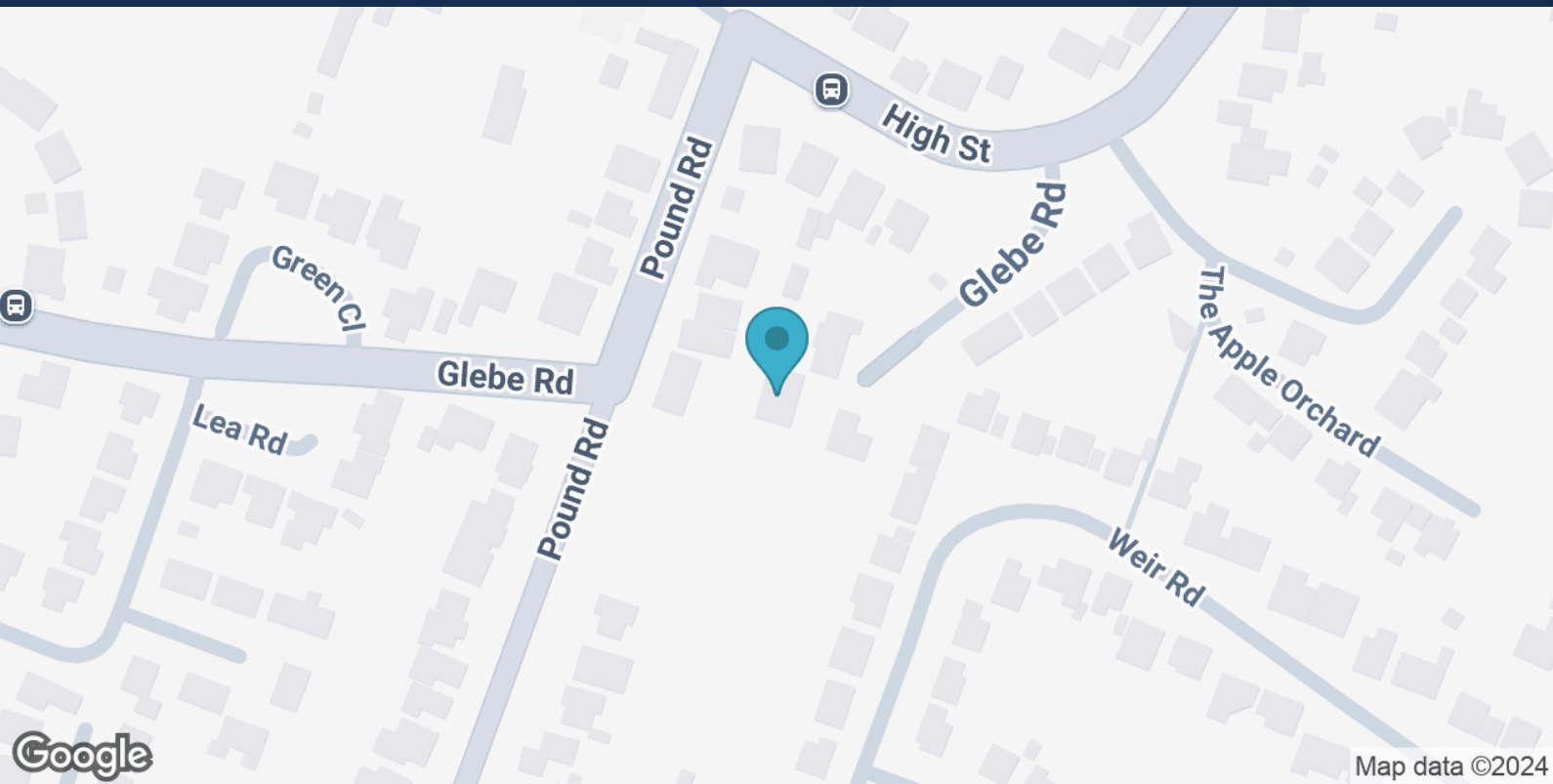
🏠 3 🏠 Detached

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> Hemingford Grey Primary School	PE28 9DU	Primary	0.25 km	Good
<b>B</b> Aurora Fairway School	PE27 6RS	Special, Independent	1.81 km	Good
<b>C</b> St Ivo Academy	PE27 6RR	Secondary, Post 16	1.88 km	Good
<b>D</b> Westfield Junior School	PE27 5RG	Primary	2.24 km	Good
<b>E</b> Houghton Primary School	PE28 2AY	Primary	2.28 km	Good

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J13 of A1(M)	11.70 km

## Nearest Train Station \*

NAME	DISTANCE
Huntingdon Rail Station	6.39 km

## Nearby Airports \*

NAME	DISTANCE
Cambridge Airport	22.11 km

\*Details provided by Department for Transport

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# Your Agent

**Katy Poore**

Owner

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**Mobile Number**

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**Office**

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St. Ives  
PE27 5JZ

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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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