

KATY POORE

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Property Information Report

Stepping Stones

Hemingford Grey, Huntingdon, PE28

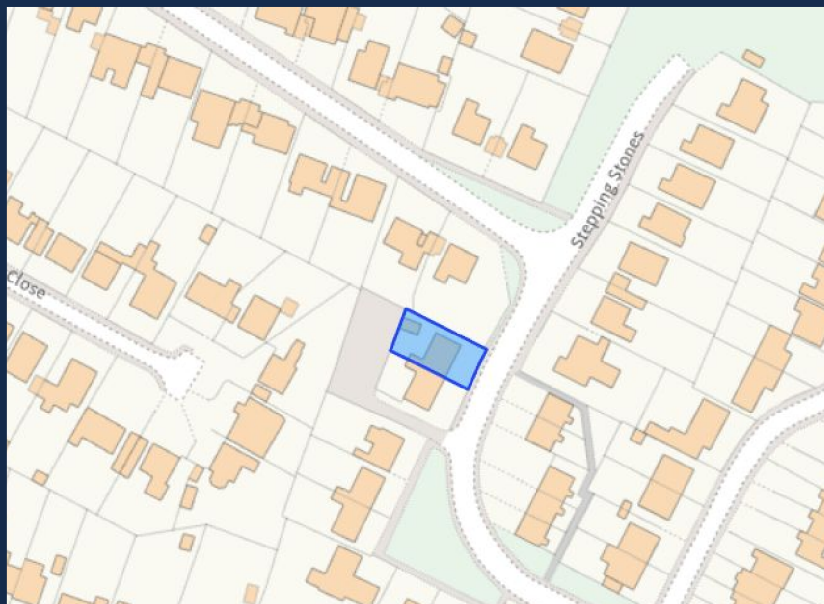
Report compiled

6th May 2025

Your Property

Stepping Stones

Hemingford Grey, Huntingdon, PE28



Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	2 <i>Actual</i>
Title Number	CB145558
Local Authority	Huntingdonshire
Constituency	-
Ward	Hemingford Grey & Houghton
Energy Performance	C
Council Tax	Band C Current Annual Charge – £2,064*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Poor	O2	Good
Three	Poor	Vodafone	Okay

Estimated Broadband Speeds

4Mb Basic	41Mb 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%)

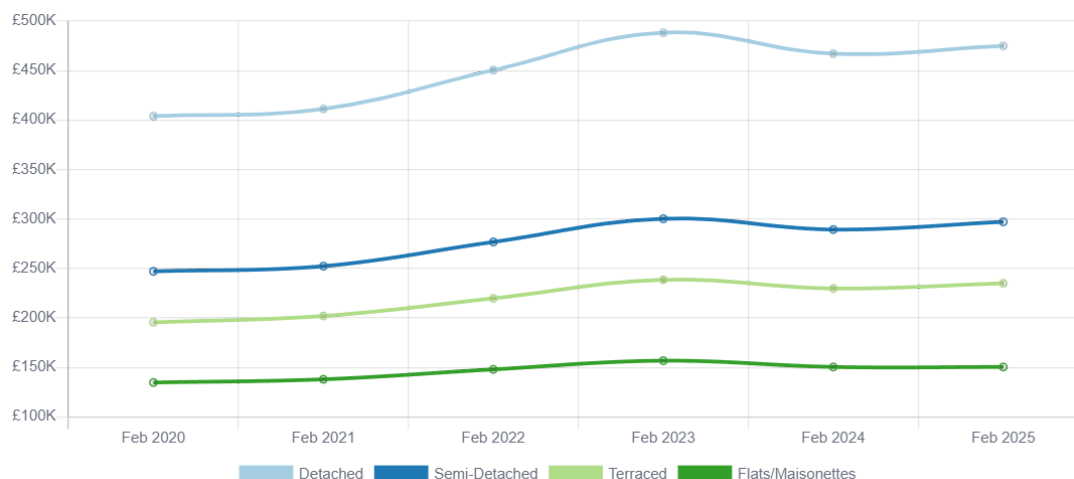
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Your Area

Average House Prices in the Huntingdonshire Local Authority

Since 2020



£317,563

Average price for a Semi-Detached property in PE28

7,159

Number of Semi-Detached properties in PE28

£325,408

Average price for a Semi-Detached property in England

£47,050 ↑ 18%

Average Price Change since 2020

£50,023 ↑ 20%

Semi-Detached Price Change

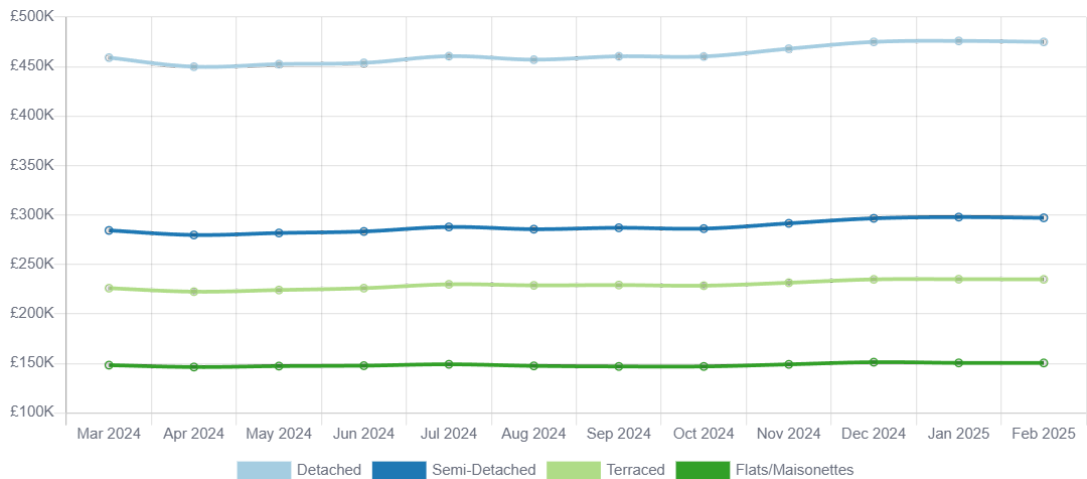
7739

Number of Semi-Detached Transactions

Your Area

Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



£386,108

Average price for property in PE28

25,063

Number of properties in PE28

£359,354

Average price for a property in England

£5,575 ↑ 2%

Average Price Change
Last 12 Months

£7,796 ↑ 3%

Semi-Detached Price Change
Last 12 Months

137

Number of Semi-Detached Transactions
Last 12 Months

Local Sales Activity



LISTED 2 MONTHS AGO

SOLD STC

Marsh Lane

£350,000

Offers over

0.15 km

2 Semi-Detached



LISTED 6 MONTHS AGO

SOLD STC

London Road

£280,000

Offers over

1.07 km

2 Detached



ON MARKET 1 WEEK

Burns Way

£325,000

Offers over

2.52 km

2 Semi-Detached



LISTED 3 MONTHS AGO

SOLD STC

Tennyson Avenue

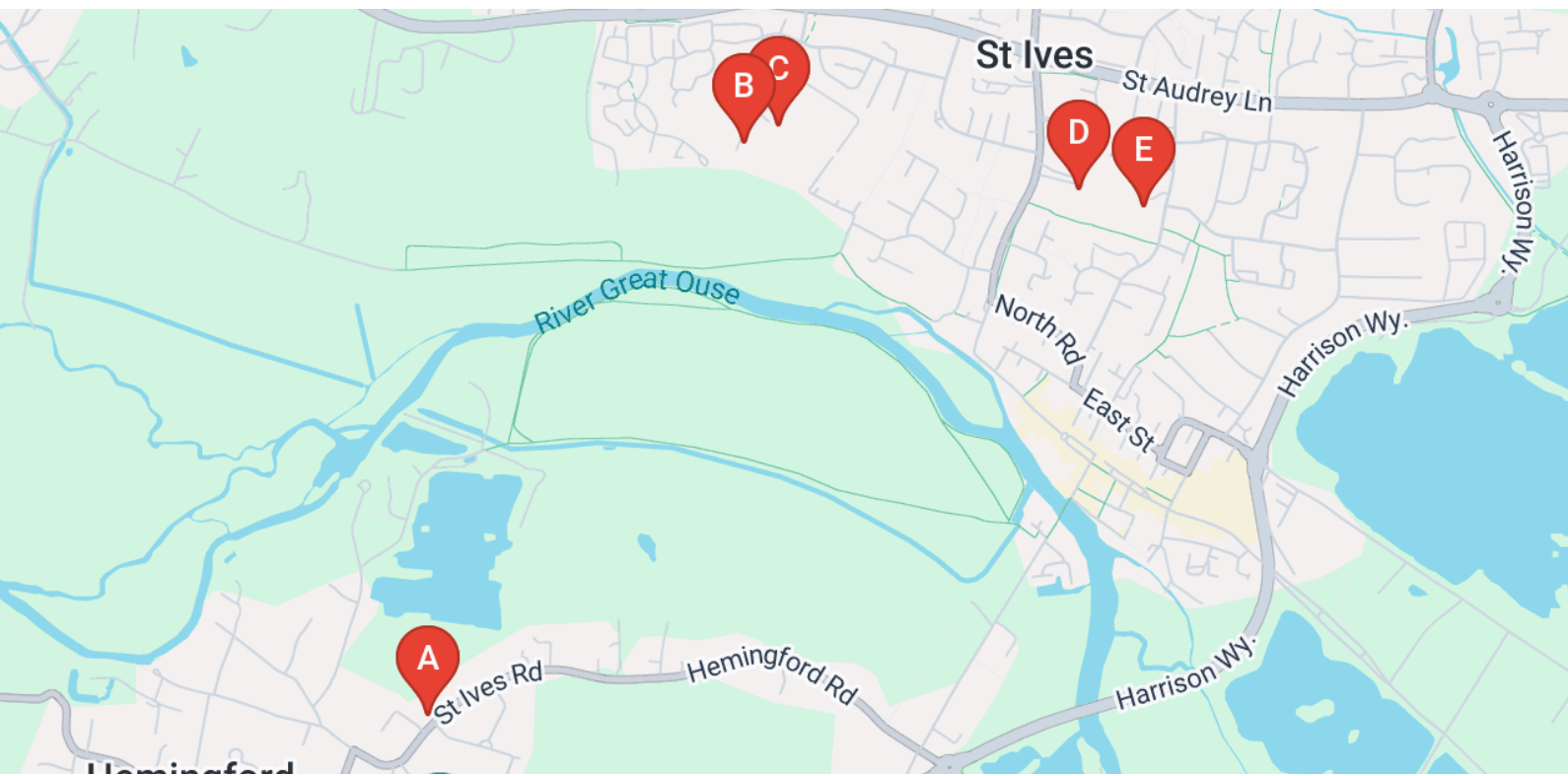
£250,000

Offers over

2.67 km

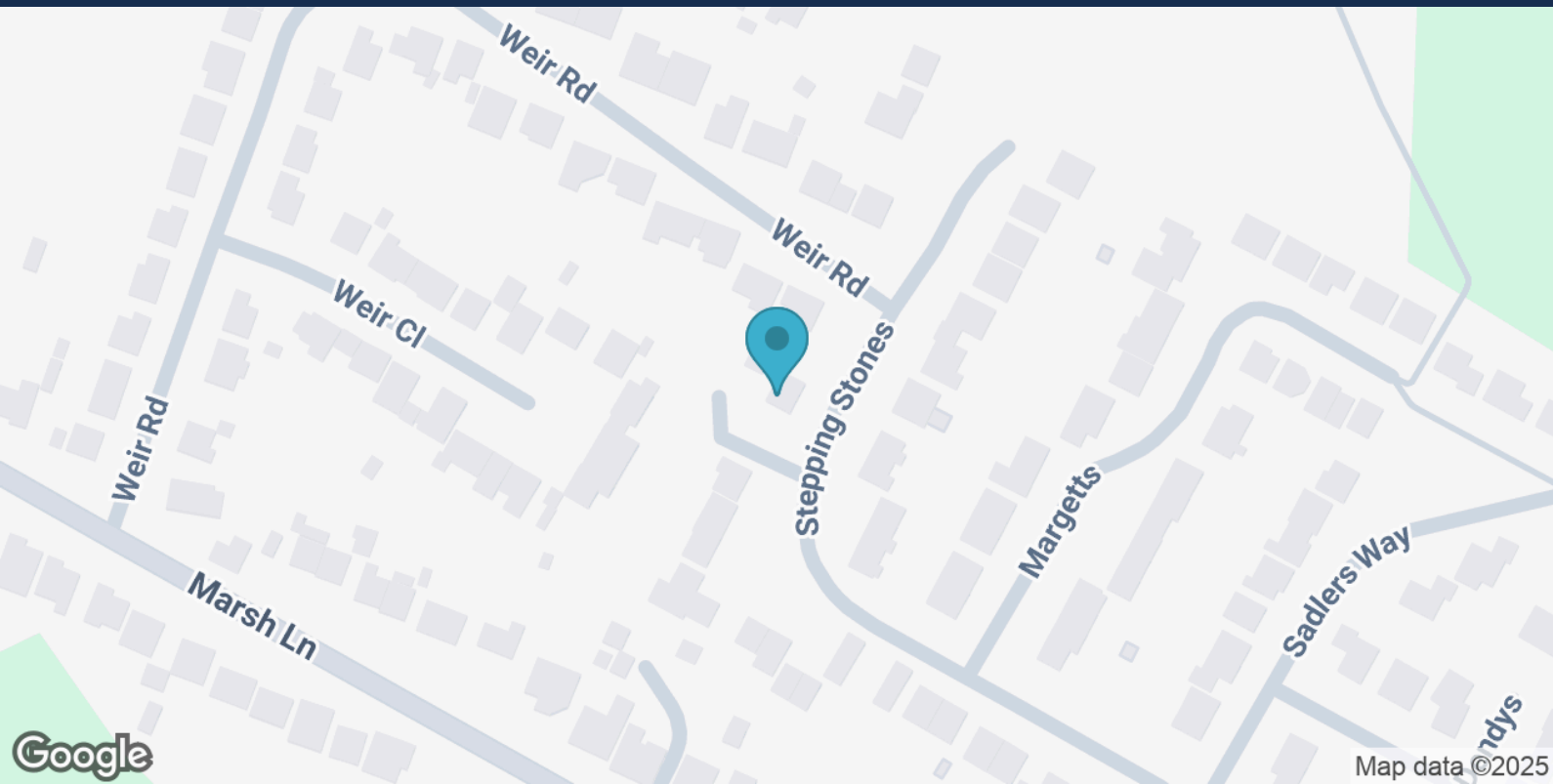
2 Semi-Detached

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Hemingford Grey Primary School	PE28 9DU	Primary	0.35 km	Good
B Aurora Fairway School	PE27 6RS	Special, Independent	1.86 km	Good
C St Ivo Academy	PE27 6RR	Secondary, Post 16	1.93 km	Good
D Westfield Junior School	PE27 5RG	Primary	2.21 km	Good
E Eastfield Infant and Nursery School	PE27 5QT	Nursery, Primary	2.29 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J13 of A1(M)	11.94 km

Nearest Train Station *

NAME	DISTANCE
Huntingdon Rail Station	6.62 km

Nearby Airports *

NAME	DISTANCE
Cambridge Airport	21.86 km

*Details provided by Department for Transport

Your Agent

Katy Poore

Owner

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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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