

KATY POORE

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Property Information Report

# Adams Drive

St. Ives, PE27

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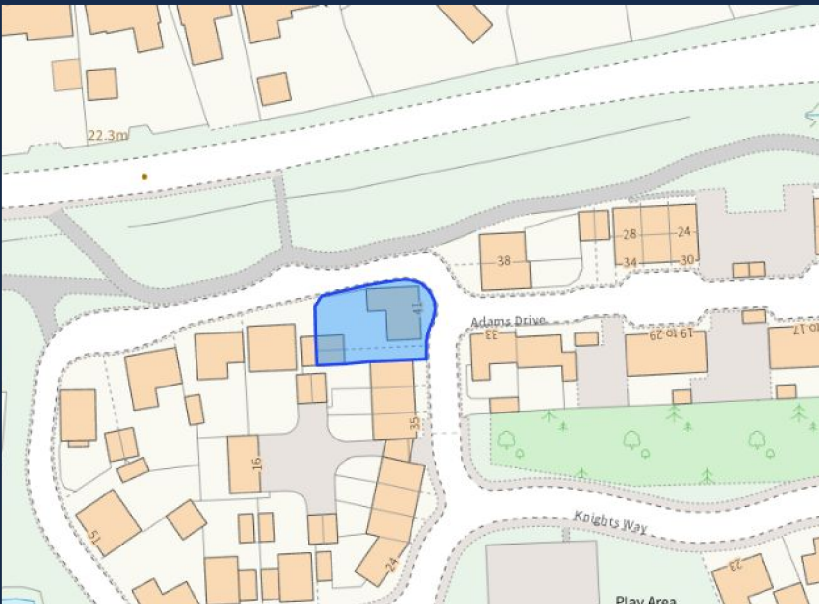
Report compiled

16th May 2025

# Your Property

## Adams Drive

St. Ives, PE27



### Property Details

Type of Home	Detached
Tenure	Freehold
Number of Bedrooms	4 <i>Actual</i>
Title Number	CB375906
Local Authority	Huntingdonshire
Constituency	-
Ward	St Ives South
Energy Performance	C
Council Tax	Band F Current Annual Charge – £3,524*

\* May vary slightly for local parish council differences

### Mobile Coverage

EE	Okay	O2	Good
Three	Good	Vodafone	Okay

### Estimated Broadband Speeds

11Mb Basic	11Mb Overall
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### Flood Risk

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

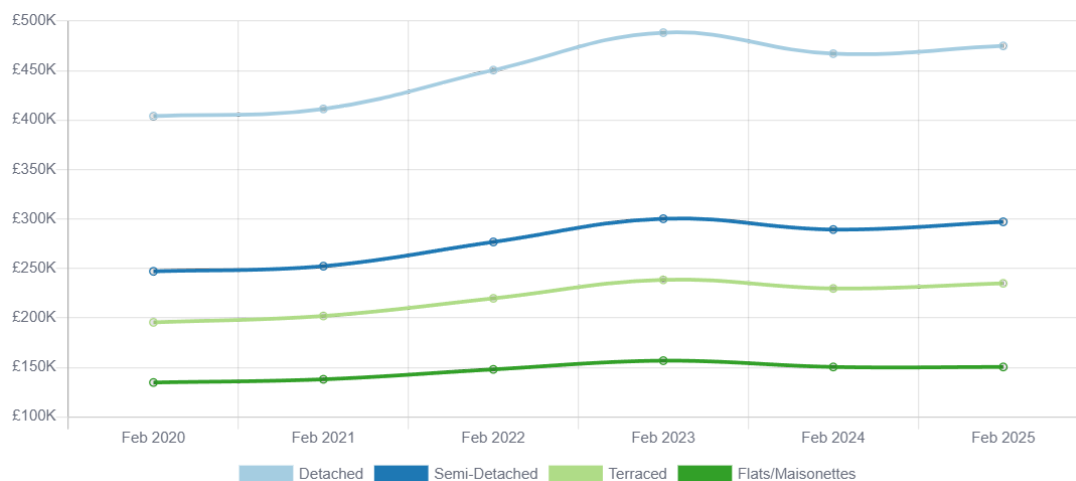
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# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Since 2020



**£438,700**

Average price for a Detached property in PE27

**3,254**

Number of Detached properties in PE27

**£512,627**

Average price for a Detached property in England

**£47,050** ↑ 18%

Average Price Change since 2020

**£70,867** ↑ 18%

Detached Price Change

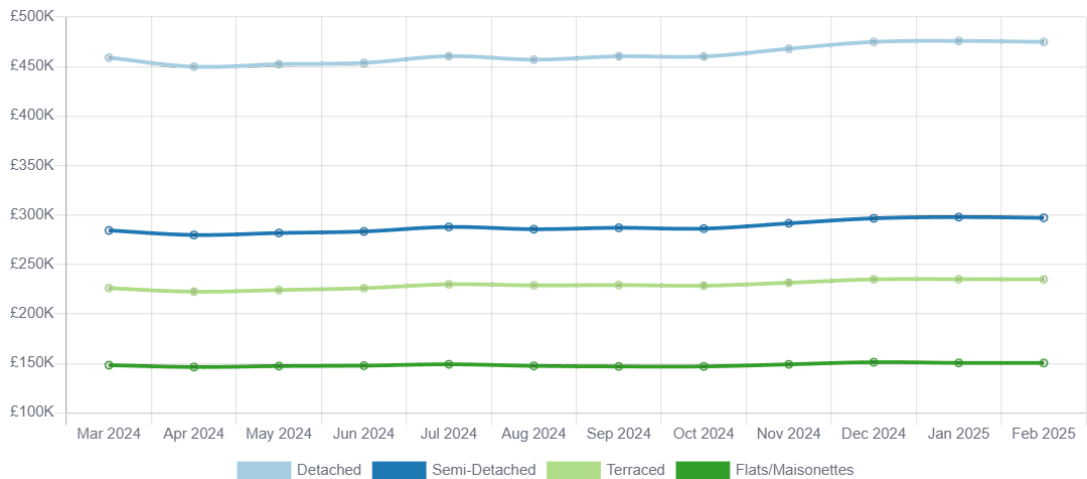
**3737**

Number of Detached Transactions

# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



**£305,439**

Average price for property in PE27

**10,397**

Number of properties in PE27

**£359,569**

Average price for a property in England

**£5,575** ↑ 2%

Average Price Change  
Last 12 Months

**£7,842** ↑ 2%

Detached Price Change  
Last 12 Months

**62**


Number of Detached Transactions  
Last 12 Months



# Local Sales Activity

LISTED 7 MONTHS AGO

SOLD STC



GIGGS & McGEATH


Adams Drive

£575,000  
Offers over

53 metres 4 Detached

LISTED 5 MONTHS AGO

SOLD STC




Brigham Crescent

£675,000  
Offers over

0.13 km 4 Detached

LISTED 6 MONTHS AGO

SOLD STC



GIGGS & McGEATH

Ansley Way

£650,000  
Offers over

0.18 km 5 Detached

ON MARKET 3 WEEKS

THOMAS MORRIS



Cordell Close

£600,000  
Offers over

0.29 km 4 Detached

LISTED 1 MONTH AGO

SOLD STC

THOMAS MORRIS



Cordell Close

£550,000  
Offers over

0.36 km 5 Detached

ON MARKET 1 MONTH

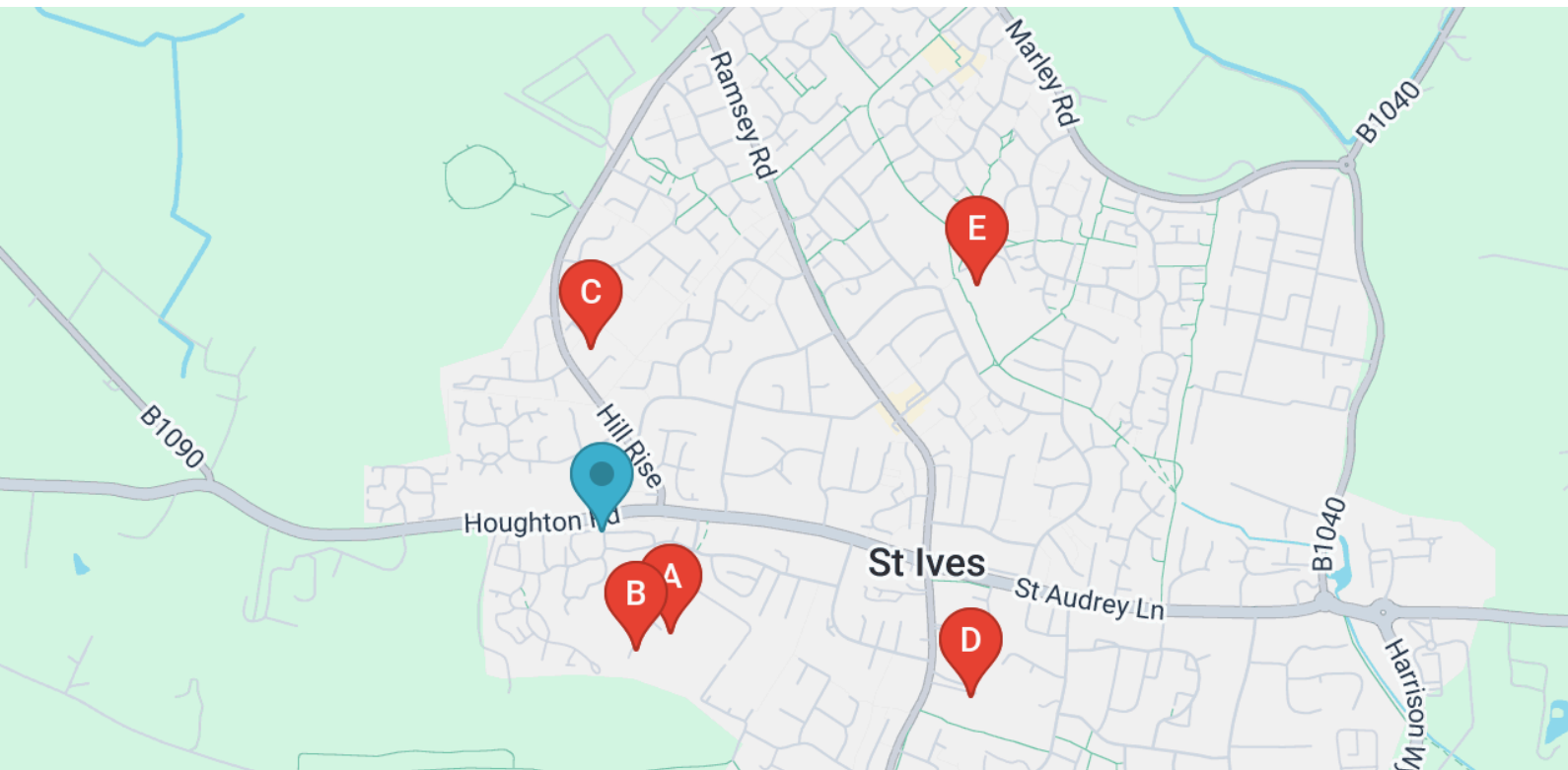


Elm Drive

£575,000  
Offers over

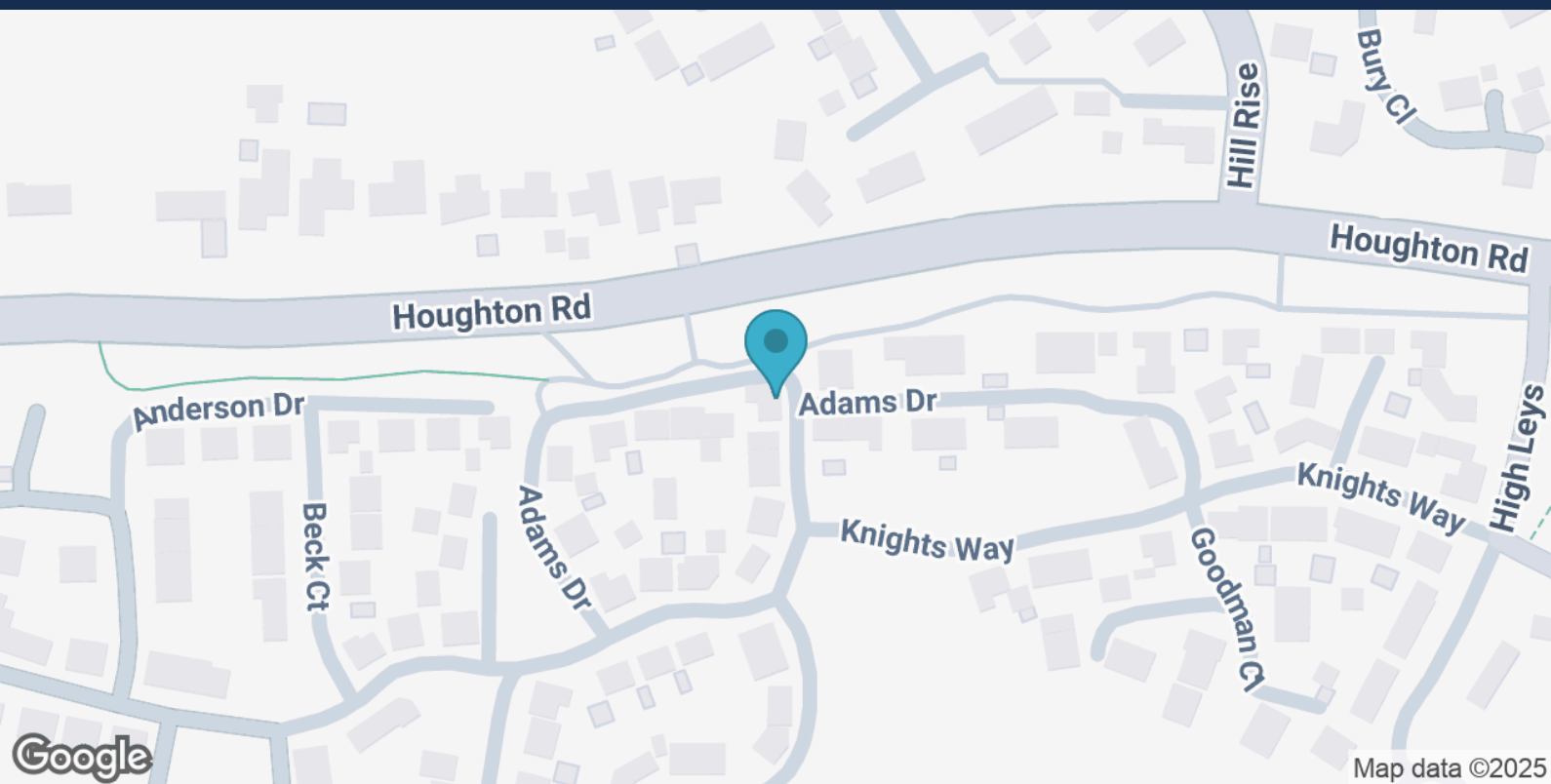
0.38 km 4 Detached

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> St Ivo Academy	PE27 6RR	Secondary, Post 16	0.29 km	Good
<b>B</b> Aurora Fairway School	PE27 6RS	Special, Independent	0.30 km	Good
<b>C</b> Thorndown Primary School	PE27 6SE	Nursery, Primary	0.43 km	Good
<b>D</b> Westfield Junior School	PE27 5RG	Primary	0.96 km	Good
<b>E</b> Wheatfields Primary School	PE27 3WF	Nursery, Primary	1.07 km	Good

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J13 of A1(M)	11.83 km

## Nearest Train Station \*

NAME	DISTANCE
Huntingdon Rail Station	7.11 km

## Nearby Airports \*

NAME	DISTANCE
Cambridge Airport	22.48 km

\*Details provided by Department for Transport

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# Your Agent

**Katy Poore**

Owner

**Email Address**

katy.poore@exp.uk.com

**Mobile Number**

07930019620

**Office**

99 Needingworth Road

St. Ives  
PE27 5JZ

07930019620

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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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