

KATY POORE

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Property Information Report

# Bedford Avenue

Wyton, Huntingdon, PE28

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Report compiled

8th April 2025

# Your Property

## Bedford Avenue

Wyton, Huntingdon, PE28



### Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	2 <i>Actual</i>
Title Number	CB256144
Local Authority	Huntingdonshire
Constituency	-
Ward	Hemingford Grey & Houghton
Energy Performance	D
Council Tax	Band A Current Annual Charge – £1,548*

\* May vary slightly for local parish council differences

### Mobile Coverage

EE	Okay	O2	Good
Three	Okay	Vodafone	Okay

### Estimated Broadband Speeds

1Mb	Basic	34Mb	Superfast
34Mb	Overall		

### Flood Risk

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

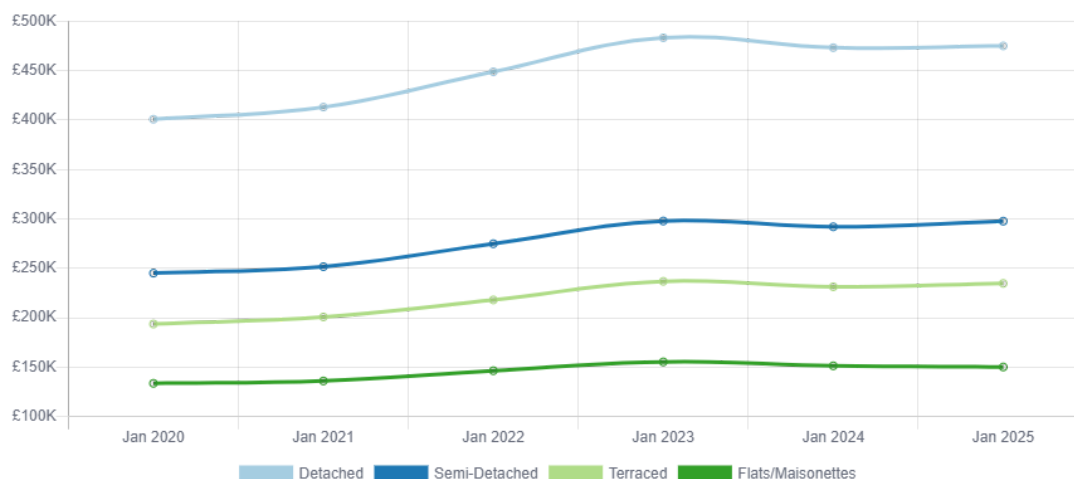
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exp UK

# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Since 2020



**£314,265**

Average price for a Semi-Detached property in PE28

**7,048**

Number of Semi-Detached properties in PE28

**£324,346**

Average price for a Semi-Detached property in England

**£49,229** ↑ 19%

Average Price Change since 2020

**£52,526** ↑ 21%

Semi-Detached Price Change

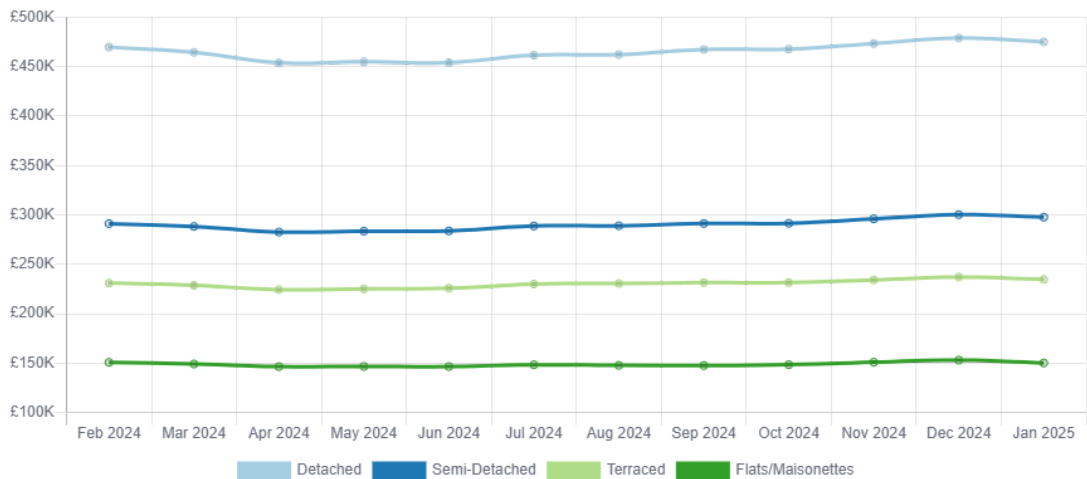
**7739**

Number of Semi-Detached Transactions

# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



**£385,908**

Average price for property in PE28

**25,047**

Number of properties in PE28

**£358,423**

Average price for a property in England

**£2,759** ↑ 1%

Average Price Change  
Last 12 Months

**£5,700** ↑ 2%

Semi-Detached Price Change  
Last 12 Months

**152**

Number of Semi-Detached Transactions  
Last 12 Months



# Local Sales Activity



ON MARKET 1 WEEK

THOMAS MORRIS

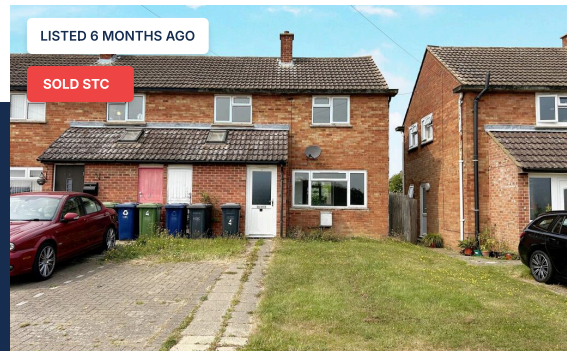
Bedford Avenue

£260,000

Offers over

39 metres

3 Terraced



LISTED 6 MONTHS AGO

SOLD STC

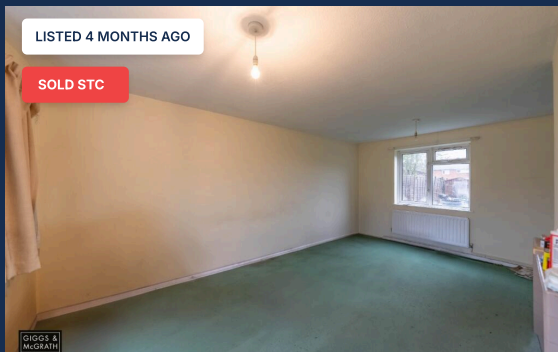
Churchill Avenue

£220,000

Offers over

45 metres

2 Terraced



LISTED 4 MONTHS AGO

SOLD STC

Somerset Road

£200,000

Offers over

59 metres

2 Semi-Detached



LISTED 1 MONTH AGO

SOLD STC

Bedford Close

£260,000

Offers over

65 metres

3 Terraced



LISTED 1 YEAR AGO

SOLD STC

Bedford Close

£250,000

Offers over

73 metres

3 Terraced



LISTED 9 MONTHS AGO

SOLD STC

Somerset Road

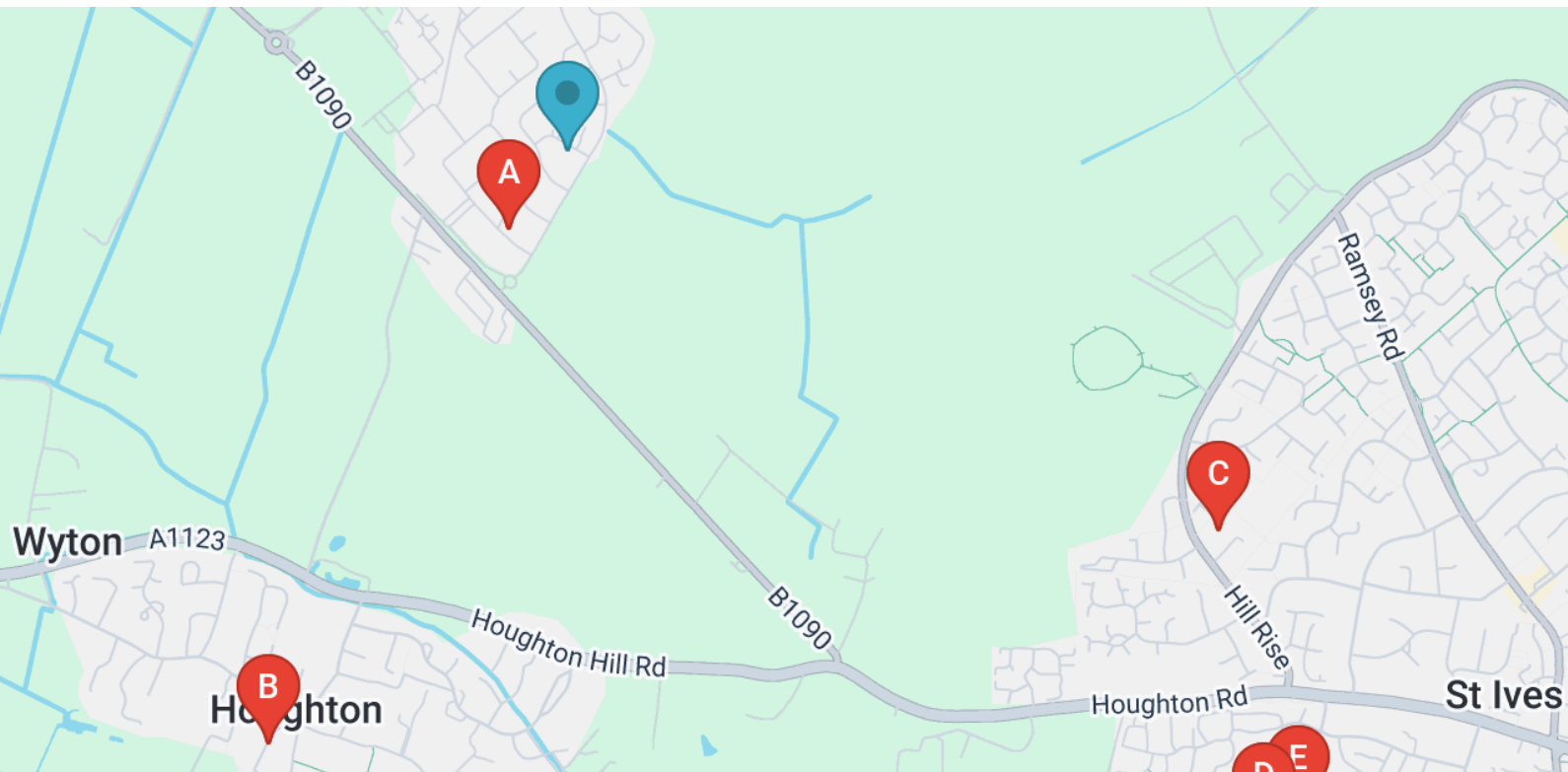
£210,000

Offers over

0.16 km

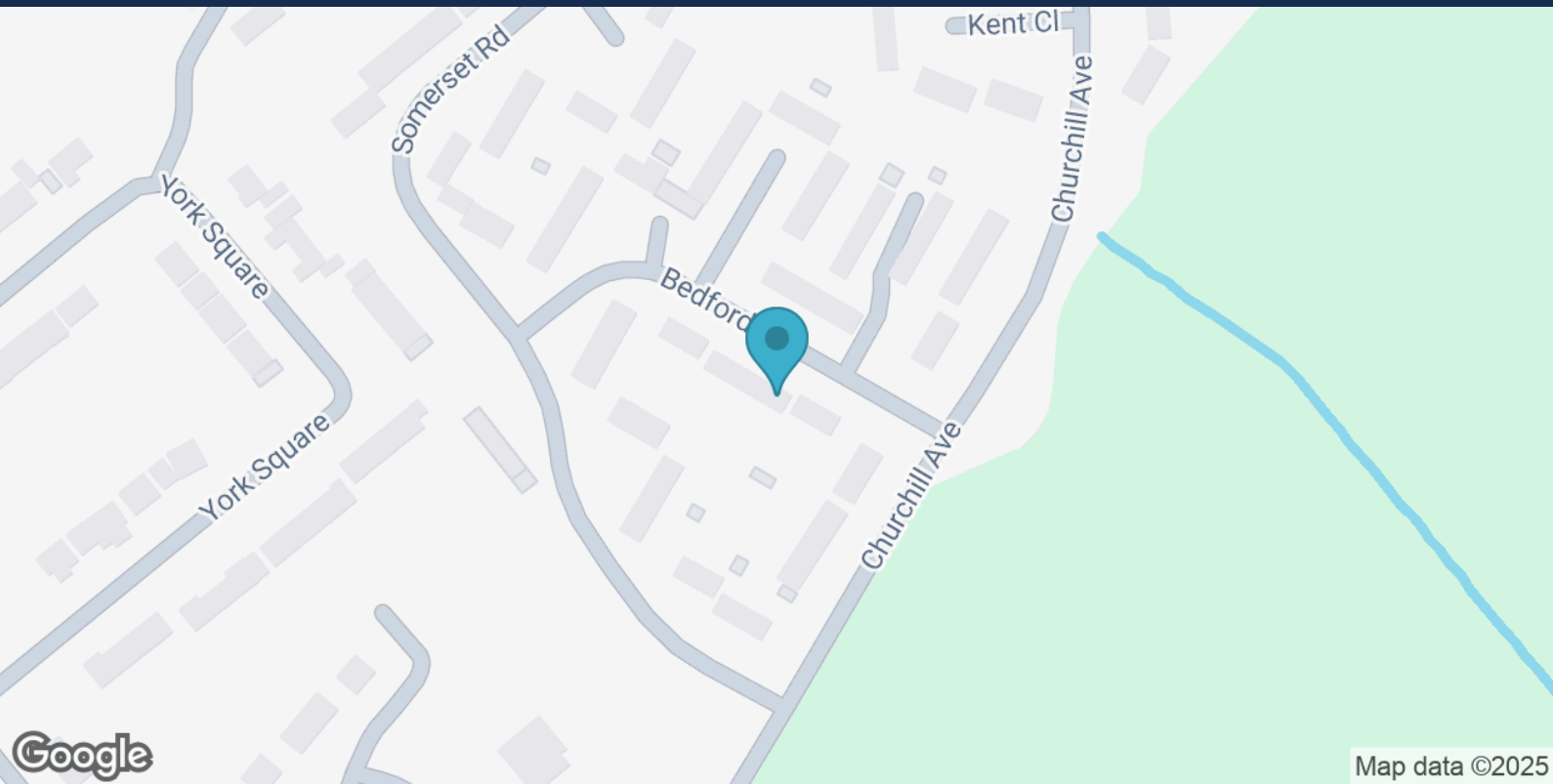
2 Terraced

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
 Wyton on the Hill Community Primary School	PE28 2JB	Primary	0.23 km	
 Houghton Primary School	PE28 2AY	Primary	1.58 km	
 Thorndown Primary School	PE27 6SE	Nursery, Primary	1.79 km	
 Aurora Fairway School	PE27 6RS	Special, Independent	2.32 km	
 St Ivo Academy	PE27 6RR	Secondary, Post 16	2.35 km	

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J13 of A1(M)	9.99 km

## Nearest Train Station \*

NAME	DISTANCE
Huntingdon Rail Station	5.81 km

## Nearby Airports \*

NAME	DISTANCE
Cambridge Airport	24.54 km

\*Details provided by Department for Transport

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