

KATY POORE

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Property Information Report

Erica Road

St. Ives, PE27

Report compiled

18th July 2025



Your Property

Erica Road

St. Ives, PE27



Property Details

Type of Home	Semi-Detached	Mobile Coverage			
Tenure	Freehold	EE	Okay	O2	Good
Number of Bedrooms	4 <i>Actual</i>	Three	Poor	Vodafone	Okay
Title Number	CB116892	Estimated Broadband Speeds			
Local Authority	Huntingdonshire	15Mb	Basic	80Mb	Superfast
Constituency	-	1000Mb	Ultrafast	1000Mb	Overall
Ward	St Ives East	Flood Risk			
Energy Performance	D	Low – Each year, there is a chance of flooding of between 1 in 100 (1%) and 1 in 1000 (0.1%)			
Council Tax	Band C	Current Annual Charge – £2,169*			
* May vary slightly for local parish council differences					

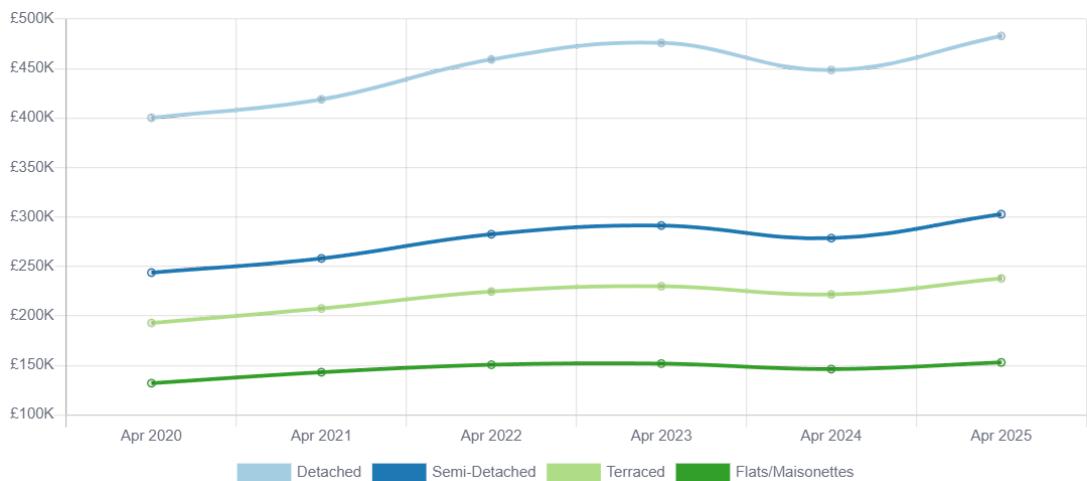
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Your Area

Average House Prices in the Huntingdonshire Local Authority

Since 2020



£305,543

Average price for a Semi-Detached property in PE27

2,718

Number of Semi-Detached properties in PE27

£328,067

Average price for a Semi-Detached property in England

£55,267 ↑ 22%

Average Price Change since 2020

£59,094 ↑ 24%

Semi-Detached Price Change

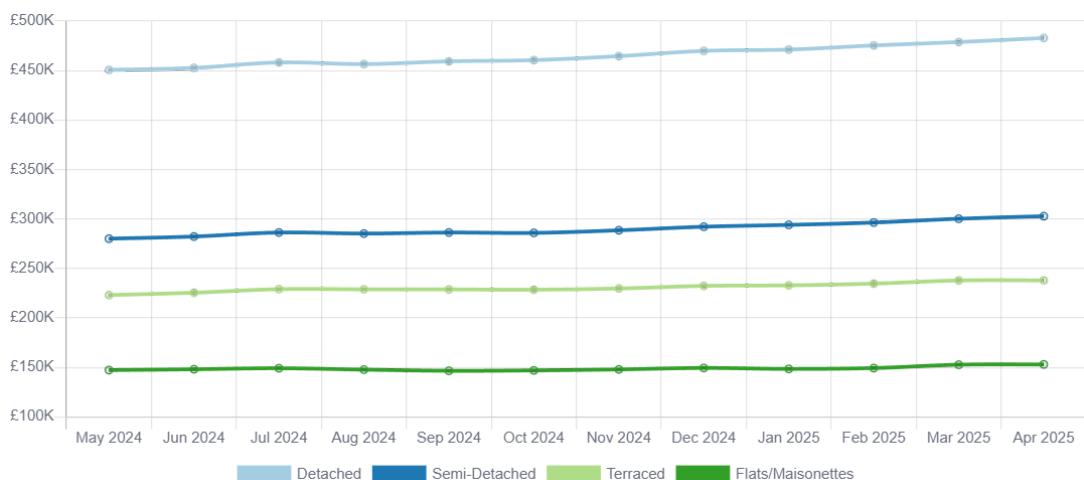
3579

Number of Semi-Detached Transactions

Your Area

Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



£309,205

Average price for property in PE27

10,398

Number of properties in PE27

£360,740

Average price for a property in England

£21,402 ↑ 7%

Average Price Change

Last 12 Months

£24,229 ↑ 9%

Semi-Detached Price Change

Last 12 Months

63

Number of Semi-Detached Transactions

Last 12 Months

Local Sales Activity



St. Ives

£350,000

Offers over

0.11 km

3

Detached



Waveney Road

£350,000

Offers over

0.18 km

3

Detached



Hawthorn Way

£325,000

Offers over

0.24 km

3

Semi-Detached



Burstellars

£295,000

Offers over

0.26 km

3

Terraced



Burstellars

£340,000

Offers over

0.26 km

3

Terraced



All Saints Green

£330,000

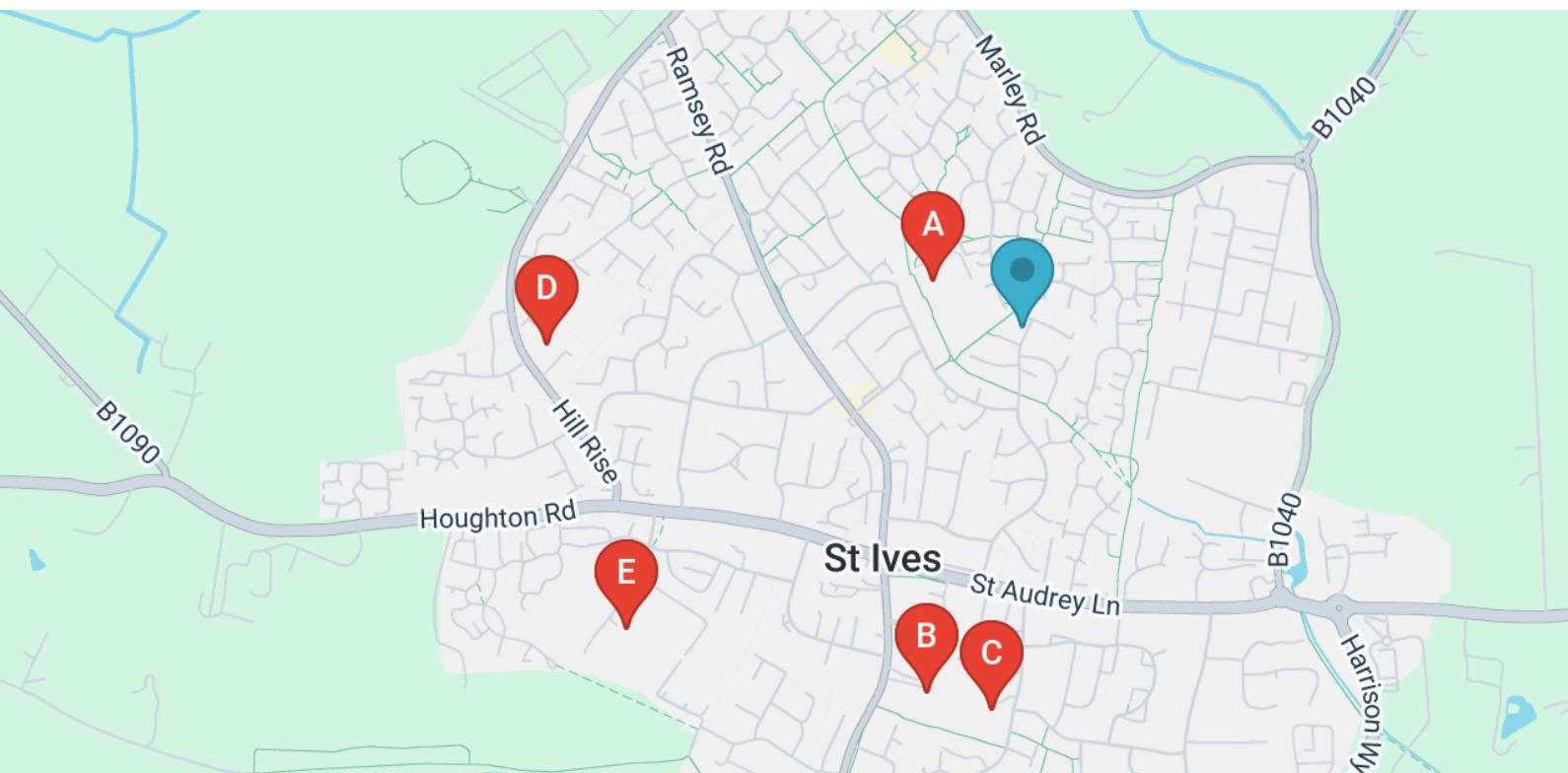
Offers over

0.31 km

3

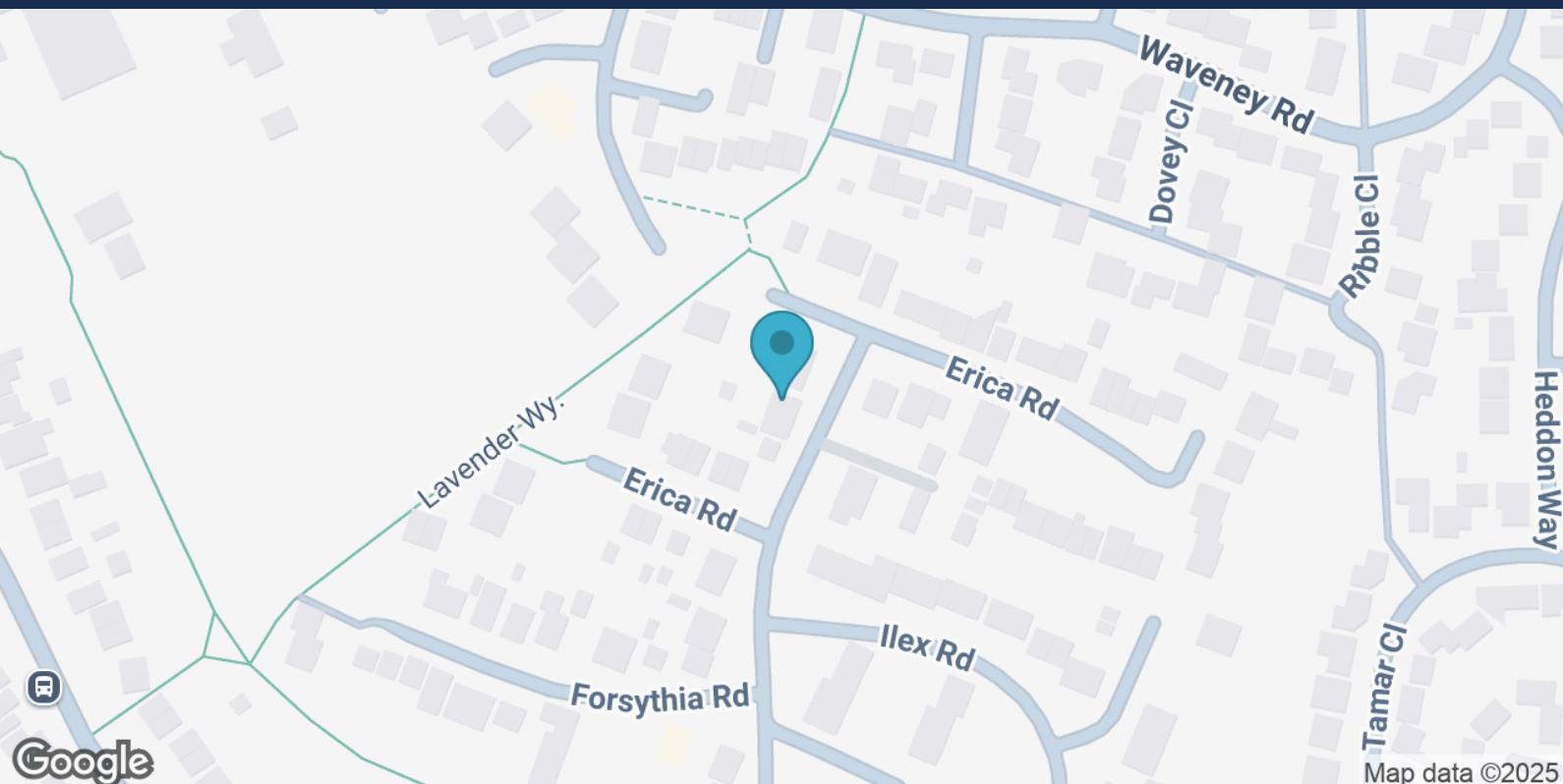
Terraced

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Wheatfields Primary School	PE27 3WF	Nursery, Primary	0.24 km	Good
B Westfield Junior School	PE27 5RG	Primary	0.90 km	Good
C Eastfield Infant and Nursery School	PE27 5QT	Nursery, Primary	0.91 km	Good
D Thorndown Primary School	PE27 6SE	Nursery, Primary	1.13 km	Good
E St Ivo Academy	PE27 6RR	Secondary, Post 16	1.18 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J13 of A1(M)	12.78 km

Nearest Train Station *

NAME	DISTANCE
Huntingdon Rail Station	8.25 km

Nearby Airports *

NAME	DISTANCE
Cambridge Airport	21.92 km

*Details provided by Department for Transport

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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!

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Ordnance Survey 100026316.