

KATY POORE

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Property Information Report

# Erica Road

St. Ives, PE27

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Report compiled

18th July 2025

# Your Property

## Erica Road

St. Ives, PE27



### Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	4 <i>Actual</i>
Title Number	CB116892
Local Authority	Huntingdonshire
Constituency	-
Ward	St Ives East
Energy Performance	D
Council Tax	Band C Current Annual Charge – £2,169*

\* May vary slightly for local parish council differences

### Mobile Coverage

EE	Okay	O2	Good
Three	Poor	Vodafone	Okay

### Estimated Broadband Speeds

15Mb 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%)

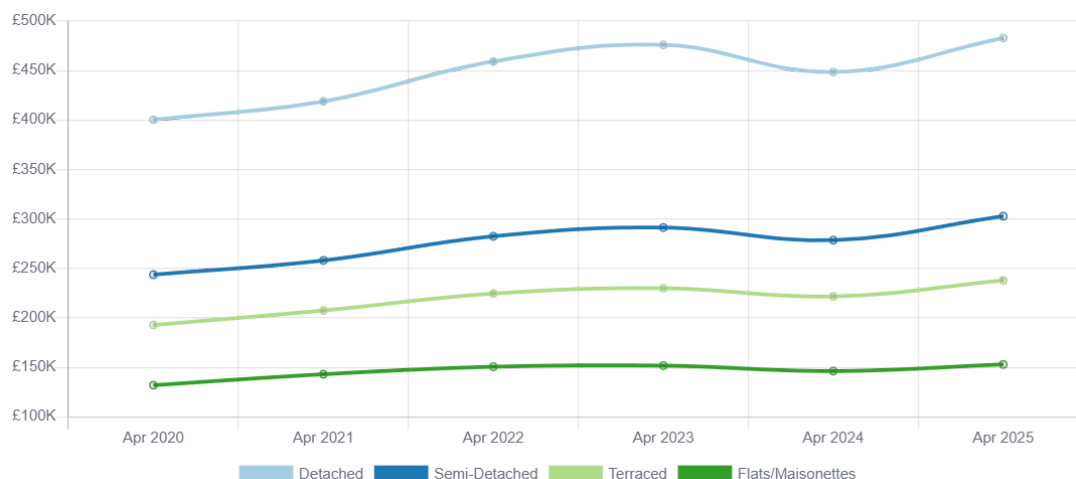
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# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Since 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

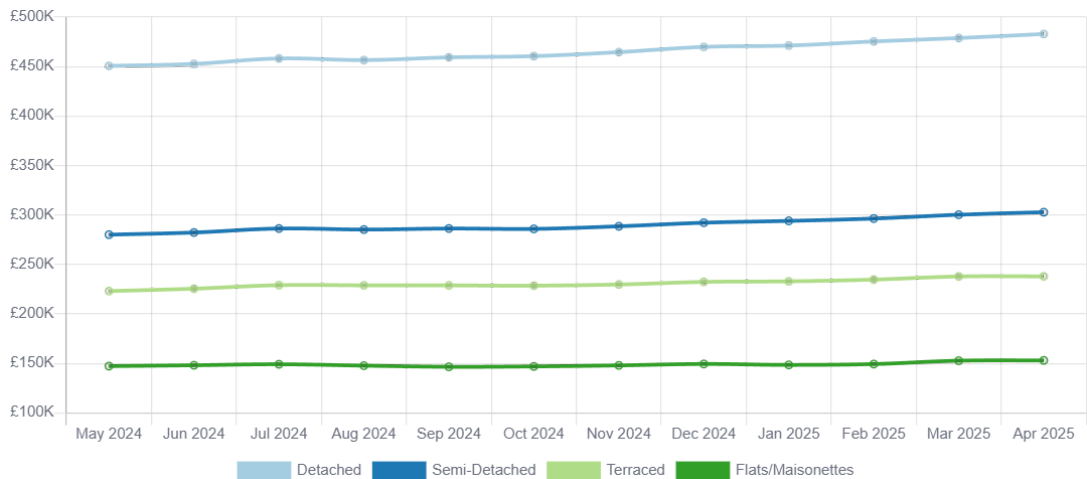
**3579**

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

ON MARKET 2 MONTHS



St. Ives

£350,000

Offers over

0.11 km

3 Detached

ON MARKET 3 WEEKS



Waveney Road

£350,000


Offers over

0.18 km

3 Detached

LISTED 5 MONTHS AGO

SOLD STC



Hawthorn Way

£325,000

Offers over

0.24 km

3 Semi-Detached

ON MARKET 2 WEEKS



Burstellars

£295,000

Offers over

0.26 km

3 Terraced

LISTED 1 MONTH AGO

SOLD STC



Burstellars

£340,000

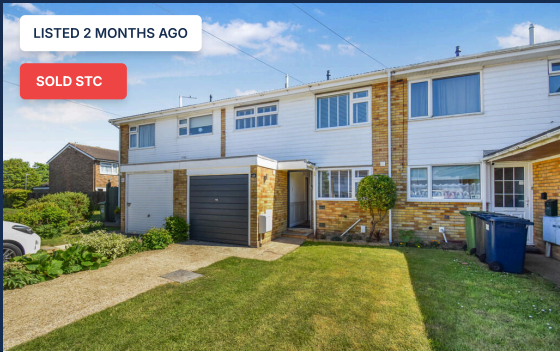
Offers over

0.26 km

3 Terraced

LISTED 2 MONTHS AGO

SOLD STC



All Saints Green

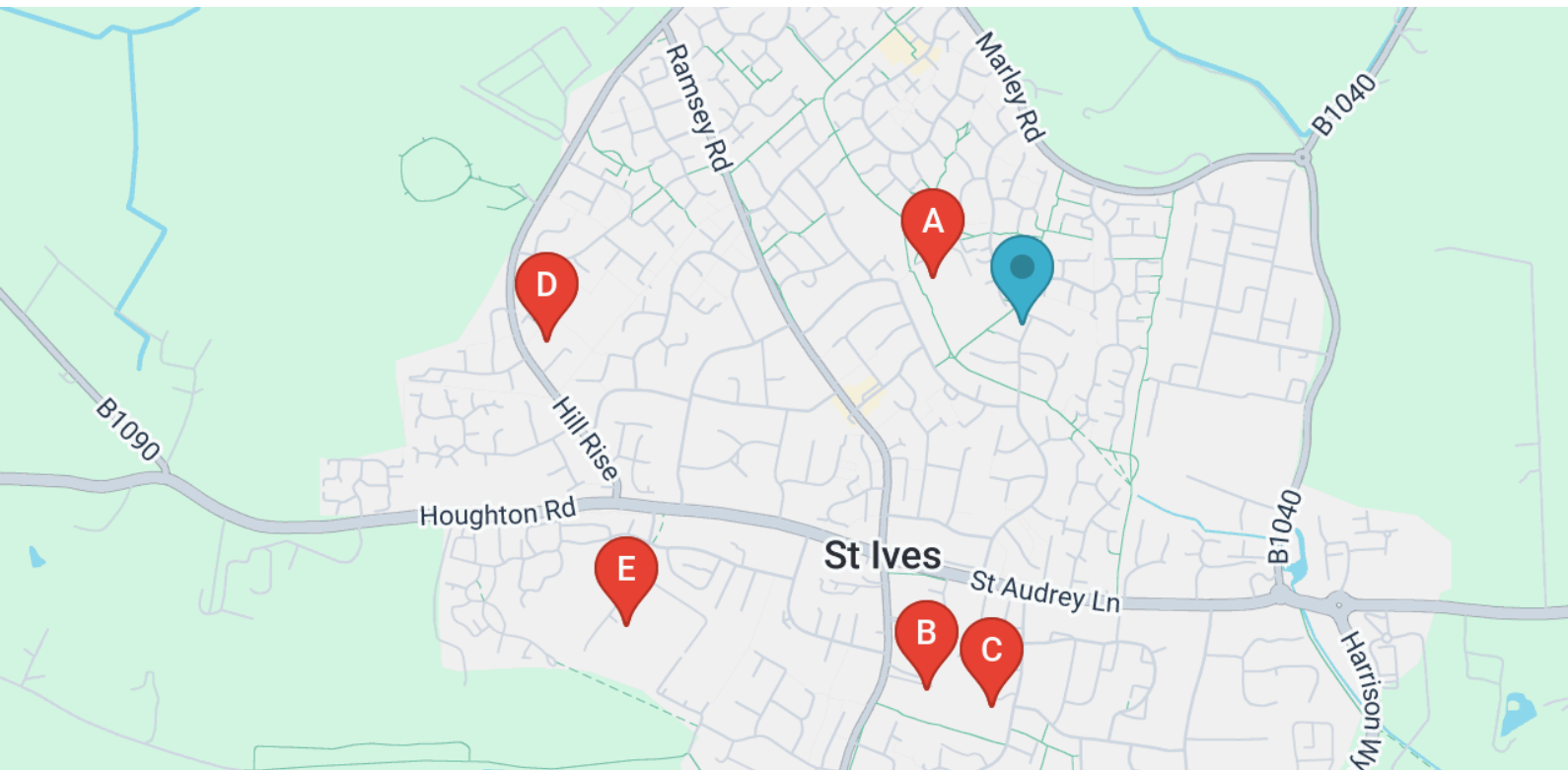
£330,000

Offers over

0.31 km

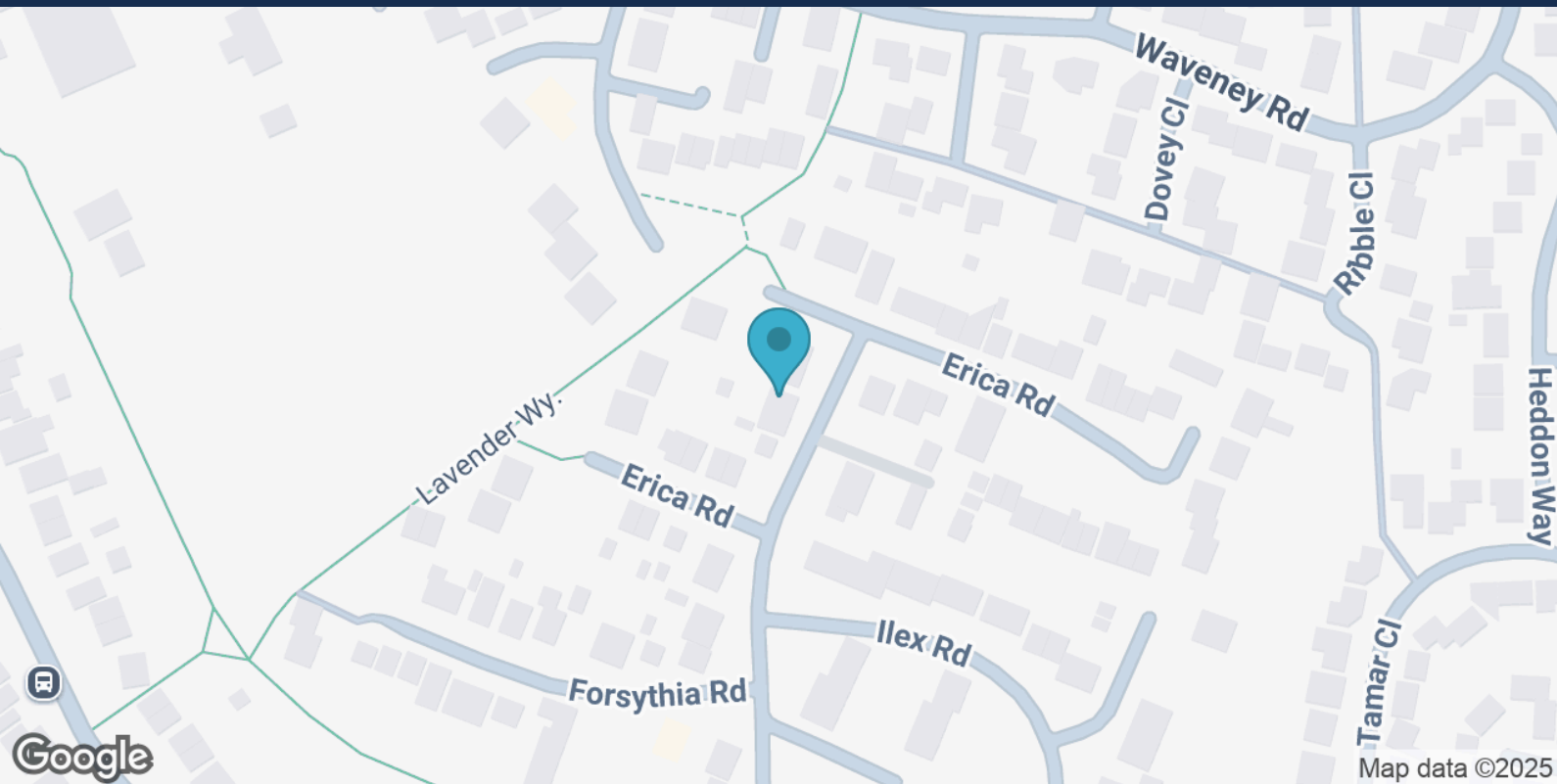
3 Terraced

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> Wheatfields Primary School	PE27 3WF	Nursery, Primary	0.24 km	Good
<b>B</b> Westfield Junior School	PE27 5RG	Primary	0.90 km	Good
<b>C</b> Eastfield Infant and Nursery School	PE27 5QT	Nursery, Primary	0.91 km	Good
<b>D</b> Thorndown Primary School	PE27 6SE	Nursery, Primary	1.13 km	Good
<b>E</b> 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

# Your Agent

**Katy Poore**

Owner

**Email Address**

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**Mobile Number**

07930019620

**Office**

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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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