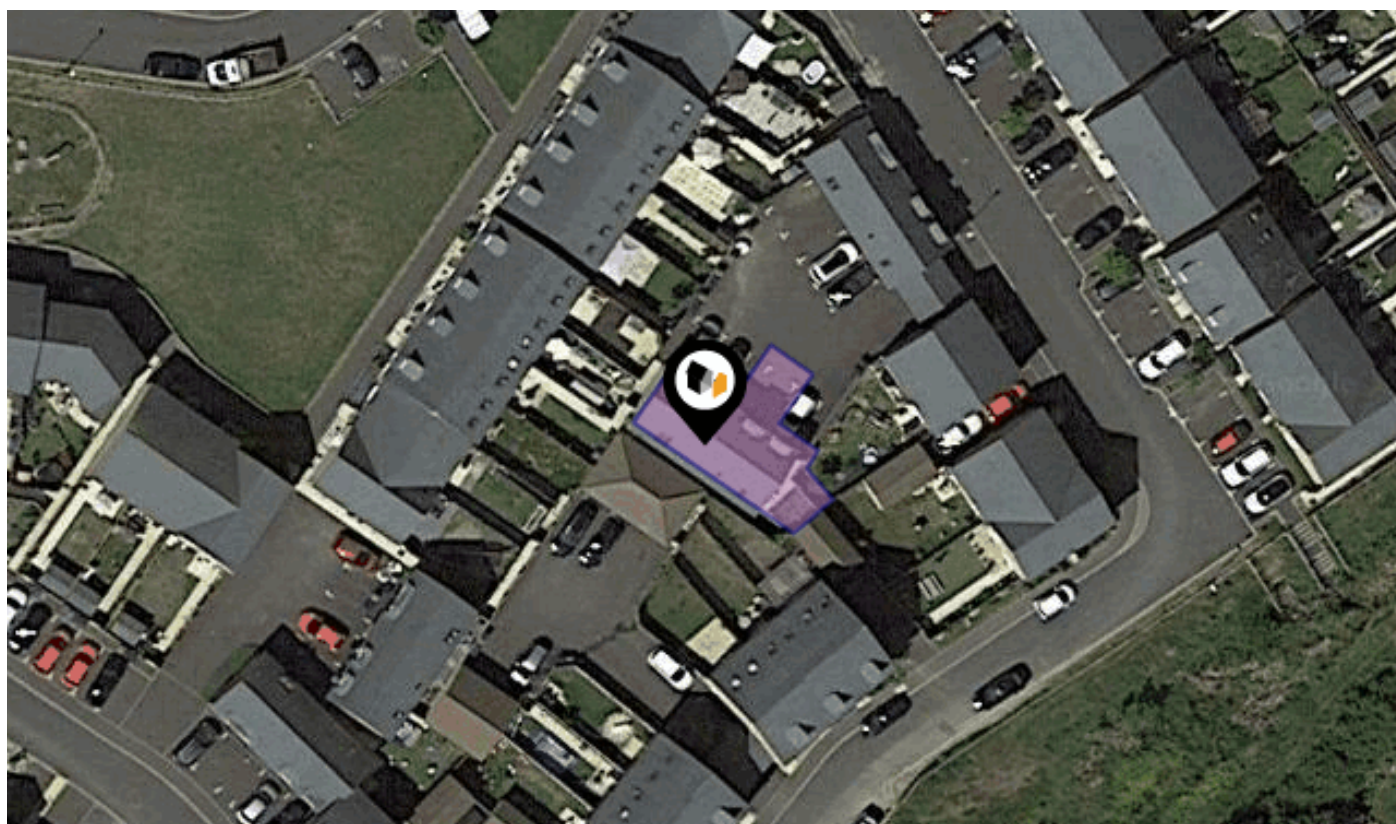


KFB: Key Facts For Buyers

An insight into your property and the local area

Wednesday 28th September 2022



BARLEYFIELD WAY, HUNTINGDON, PE29

Oliver James Property

1 George Street, Huntingdon, PE29 3AD

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ENTRANCE HALL

3' 1" x 7' 3" (0.94m x 2.21m)

Composite front entry door. Stairs to first floor. UPVC window to side elevation. Alarm console.

LANDING

15' 11" x 6' 8" (4.85m x 2.03m)

Loft access. Airing cupboard housing gas fired central heating boiler. Cloaks cupboard.

LIVING / DINING / KITCHEN AREA

17' 2" x 17' 7" (5.23m x 5.36m)

Fitted with a contemporary range of wall mounted and base units with granite effect worksurface over. Four-ring gas hob with stainless steel extractor hood over. Electric oven and grill. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge/freezer. Stainless steel sink and drainer unit. UPVC Juliet balcony to front elevation. Tiled surrounds. Two Velux windows to rear elevation. Radiator.

PRINCIPAL BEDROOM

12' 0" x 11' 1" (3.65m x 3.38m)

UPVC window to front elevation. Fitted wardrobes with hanging rails. Radiator.

BEDROOM TWO

8' 3" x 10' 8" (2.51m x 3.25m)

UPVC window to front elevation. Radiator.

BATHROOM

8' 3" x 7' 1" (2.51m x 2.16m)

Fitted with a three-piece suite comprising panelled bath with shower attachment over, wash hand basin and WC with concealed cistern. Velux window to rear elevation. Tiled surrounds. Chrome heated towel rail. Extractor fan. Tiled effect flooring.

GARAGE

17' 7" x 9' 3" (5.36m x 2.82m)

Up and over door to front elevation. Power and lighting.

EXTERNAL

There is one allocated hard standing parking space for the property leading up the garage. Gated access leads to a recently landscaped rear courtyard garden with patio seating area, measuring approximately 11' 8" x 15' 2" (3.55m x 4.62m) enclosed by a mixture of brick walling and timber close board fencing.

TENURE

The Tenure of the Property is Freehold.

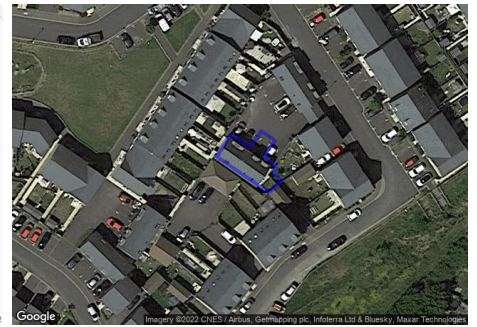
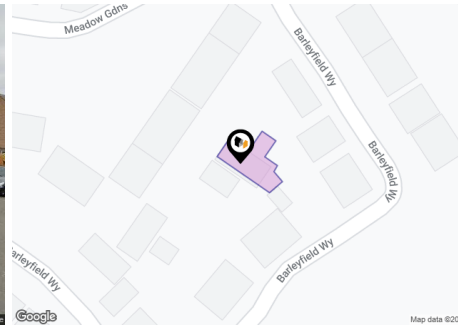
COUNCIL TAX

The Council Tax Band for the Property is A.

ESTATE SERVICE CHARGE

KFB is a Key Facts For Buyer charge for the estate which equates to circa £200 pa.

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	820 ft ² / 76.18 m ²
Plot Area:	0.03 acres
Council Tax :	Band A
Annual Estimate:	£1,384 pa
Title Number:	CB412801
UPRN:	10090394029

Last Sold £/ft ² :	£231.71
Price Estimate:	-
Tenure:	Freehold

Local Area

Local Authority:	Huntingdonshire
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

22
mb/s



65
mb/s



-
mb/s



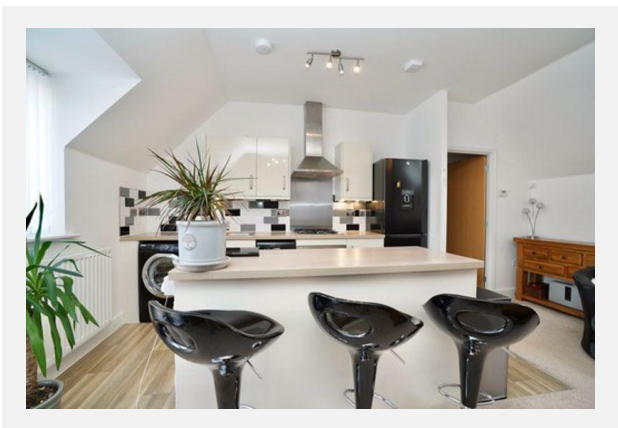
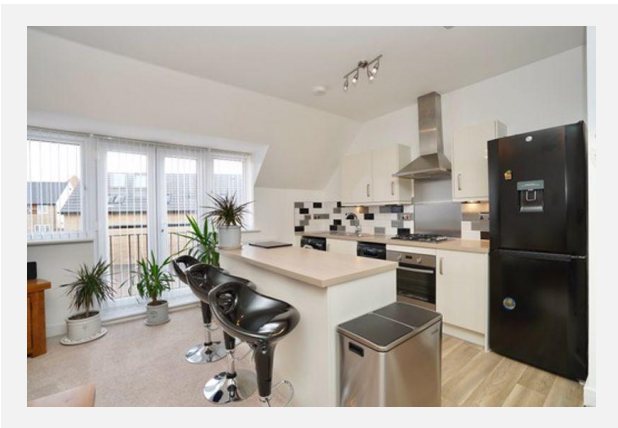
Mobile Coverage: (based on calls indoors)



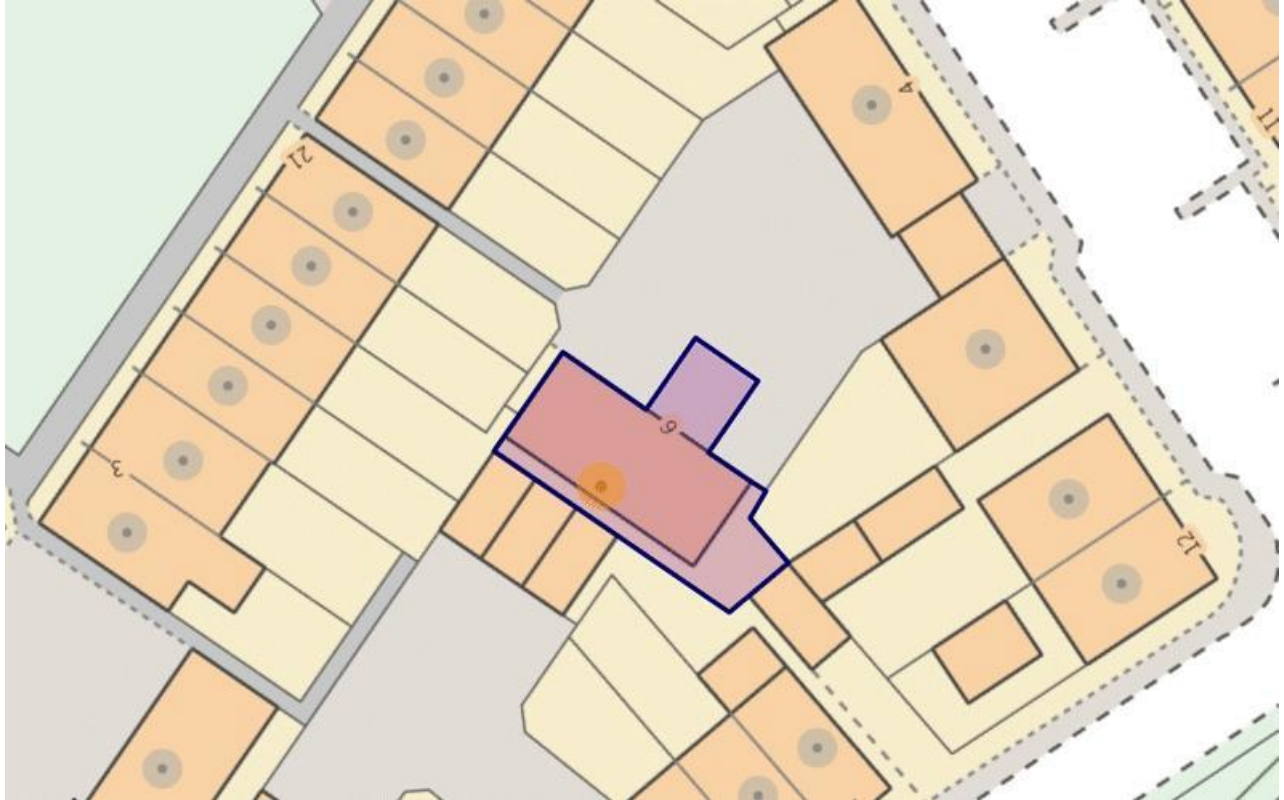
Satellite/Fibre TV Availability:



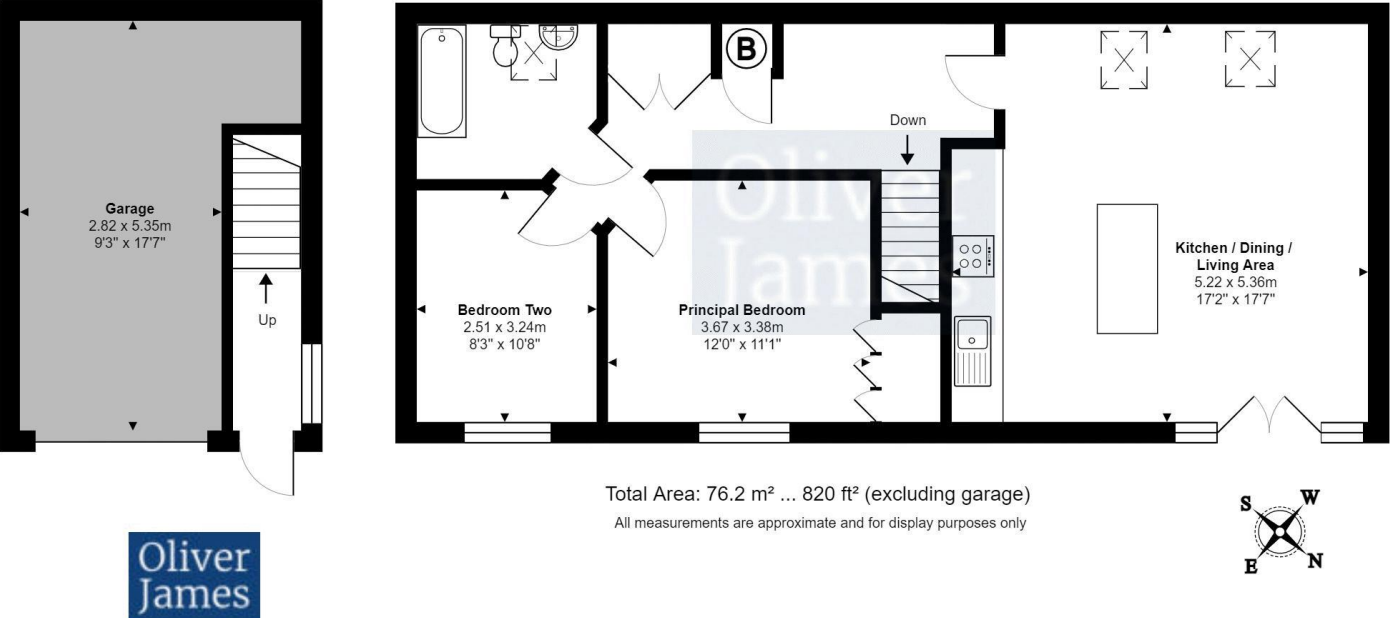




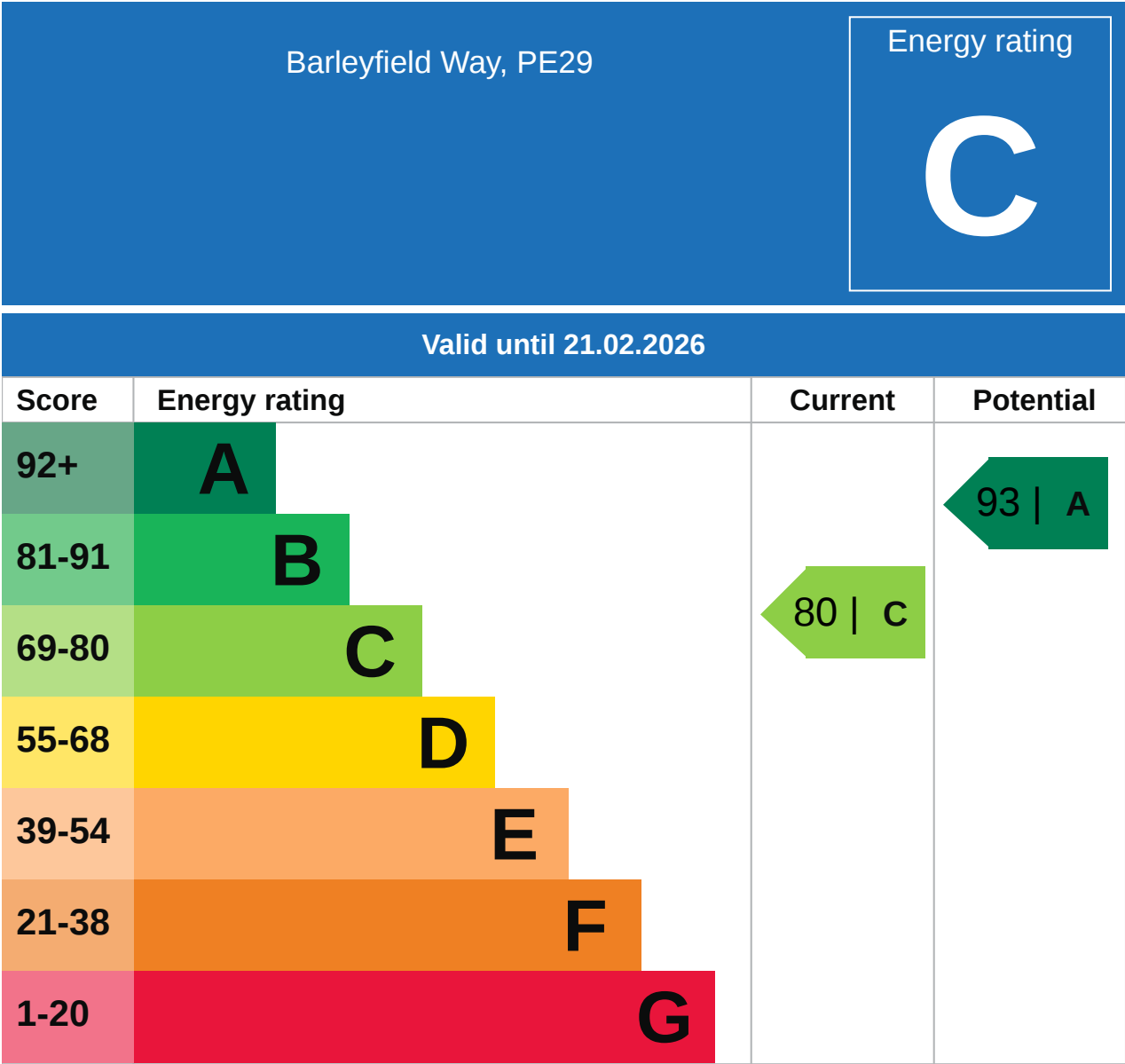
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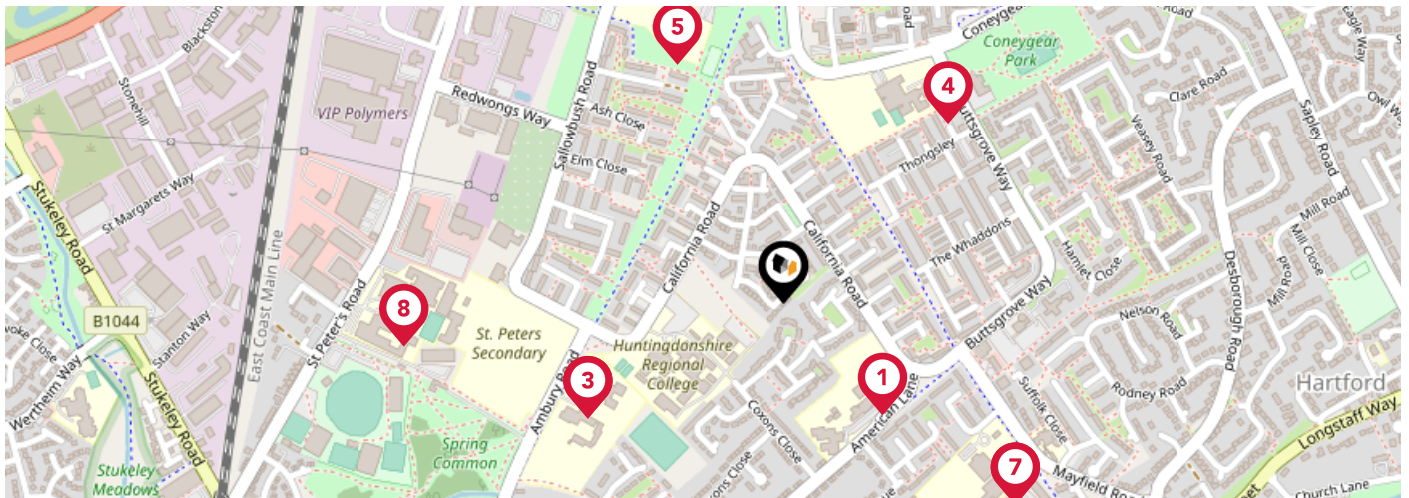


BARLEYFIELD WAY, HUNTINGDON, PE29

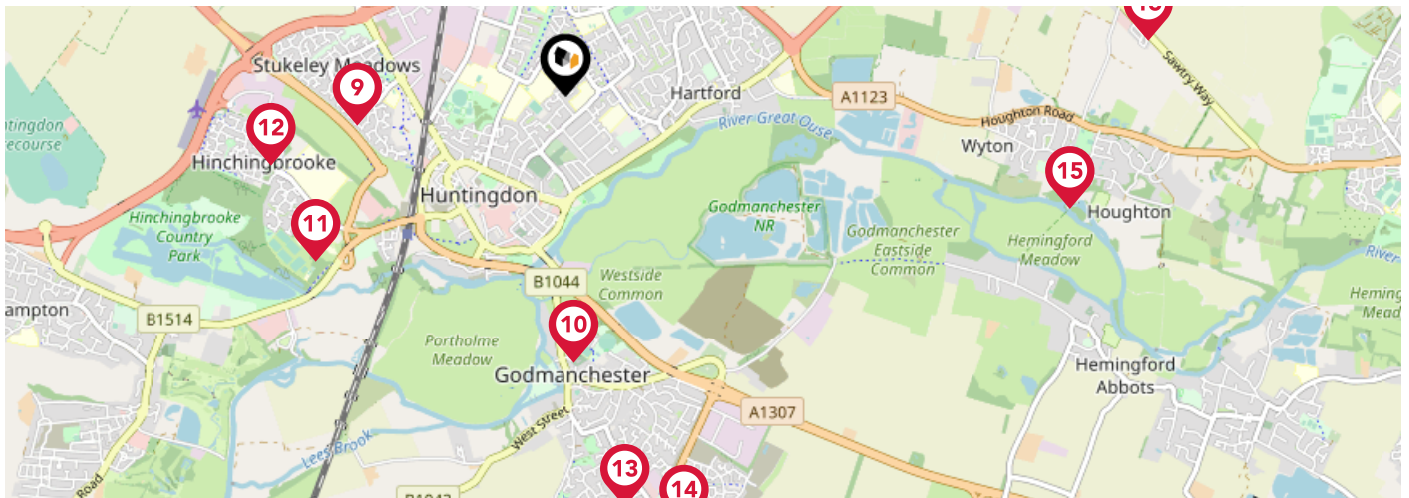


Property
EPC - Certificate





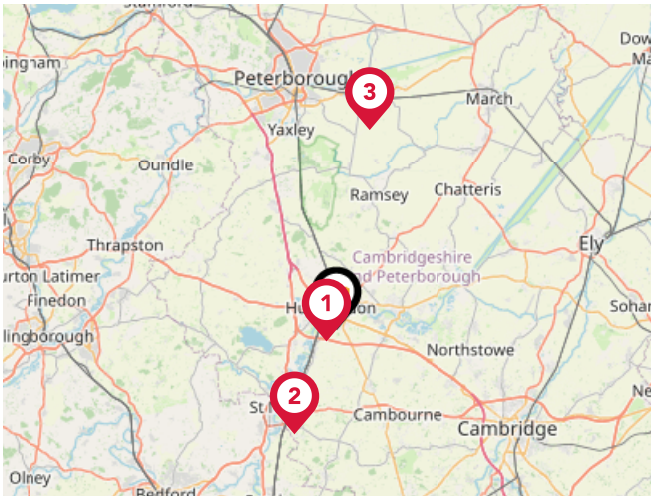
		Nursery	Primary	Secondary	College	Private
1	Spring Common Academy Ofsted Rating: Outstanding Pupils: 191 Distance:0.17	☐	☒	☒	☐	☐
2	Huntingdon Nursery School Ofsted Rating: Outstanding Pupils: 97 Distance:0.26	☒	☐	☐	☐	☐
3	Huntingdon Primary School Ofsted Rating: Good Pupils: 457 Distance:0.26	☐	☒	☐	☐	☐
4	Thongsley Fields Primary and Nursery School Ofsted Rating: Not Rated Pupils: 291 Distance:0.28	☐	☒	☐	☐	☐
5	St John's CofE Primary School Ofsted Rating: Not Rated Pupils: 389 Distance:0.29	☐	☒	☐	☐	☐
6	Hartford Infant School Ofsted Rating: Not Rated Pupils: 174 Distance:0.35	☐	☒	☐	☐	☐
7	Hartford Junior School Ofsted Rating: Good Pupils: 227 Distance:0.35	☐	☒	☐	☐	☐
8	St Peter's School Ofsted Rating: Good Pupils: 1078 Distance:0.43	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Stukeley Meadows Primary School Ofsted Rating: Good Pupils: 405 Distance:0.95	☐	☒	☐	☐	☐
	Godmanchester Community Academy Ofsted Rating: Good Pupils: 397 Distance:1.21	☐	☒	☐	☐	☐
	Hinchingsbrooke School Ofsted Rating: Good Pupils: 1875 Distance:1.36	☐	☐	☒	☐	☐
	Cromwell Academy Ofsted Rating: Requires improvement Pupils: 187 Distance:1.38	☐	☒	☐	☐	☐
	St Anne's CofE Primary School Ofsted Rating: Good Pupils: 206 Distance:1.88	☐	☒	☐	☐	☐
	Godmanchester Bridge Academy Ofsted Rating: Good Pupils: 148 Distance:2.02	☐	☒	☐	☐	☐
	Houghton Primary School Ofsted Rating: Good Pupils: 190 Distance:2.34	☐	☒	☐	☐	☐
	Wyton on the Hill Community Primary School Ofsted Rating: Good Pupils: 173 Distance:2.65	☐	☒	☐	☐	☐

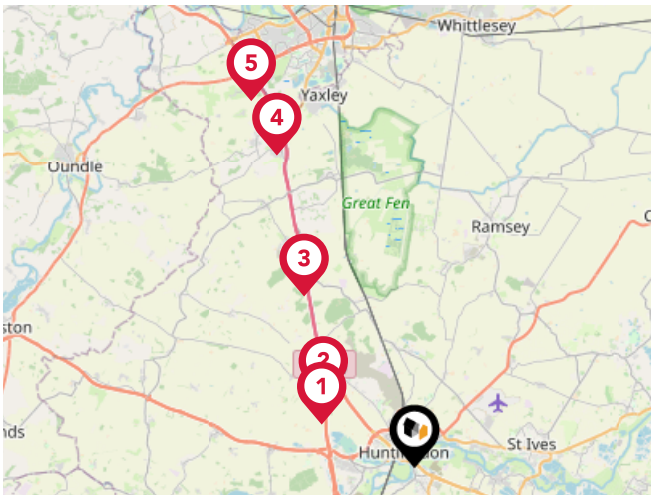
Area

Transport (National)



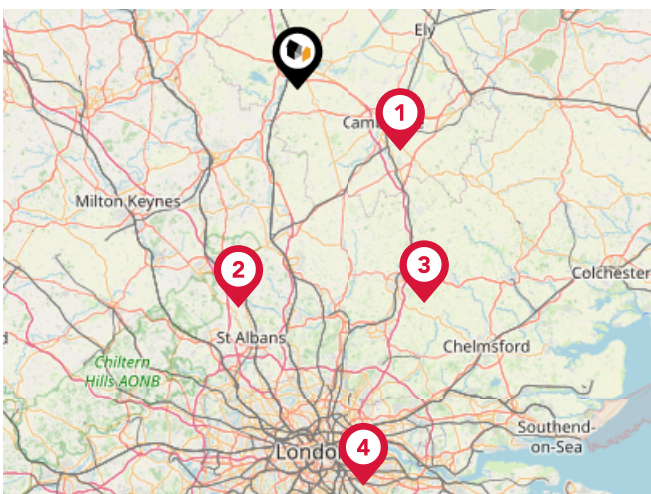
National Rail Stations

Pin	Name	Distance
	Huntingdon Rail Station	1.05 miles
	St Neots Rail Station	8.09 miles
	Whittlesea Rail Station	14.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J13	3.71 miles
	A1(M) J14	4.14 miles
	A1(M) J15	7.39 miles
	A1(M) J16	12.35 miles
	A1(M) J17	14.51 miles



Airports/Helipads

Pin	Name	Distance
	Cambridge Airport	17.31 miles
	London Luton Airport	32.97 miles
	London Stansted Airport	36.17 miles
	London City Airport	58.66 miles

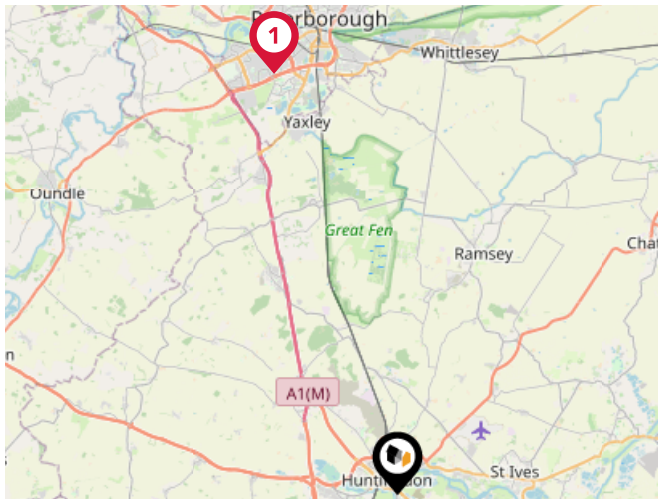
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Spring Close	0.07 miles
	Spring Close	0.09 miles
	Aspen Green	0.08 miles
	Silver Birch Close	0.1 miles
	Aspen Green	0.1 miles



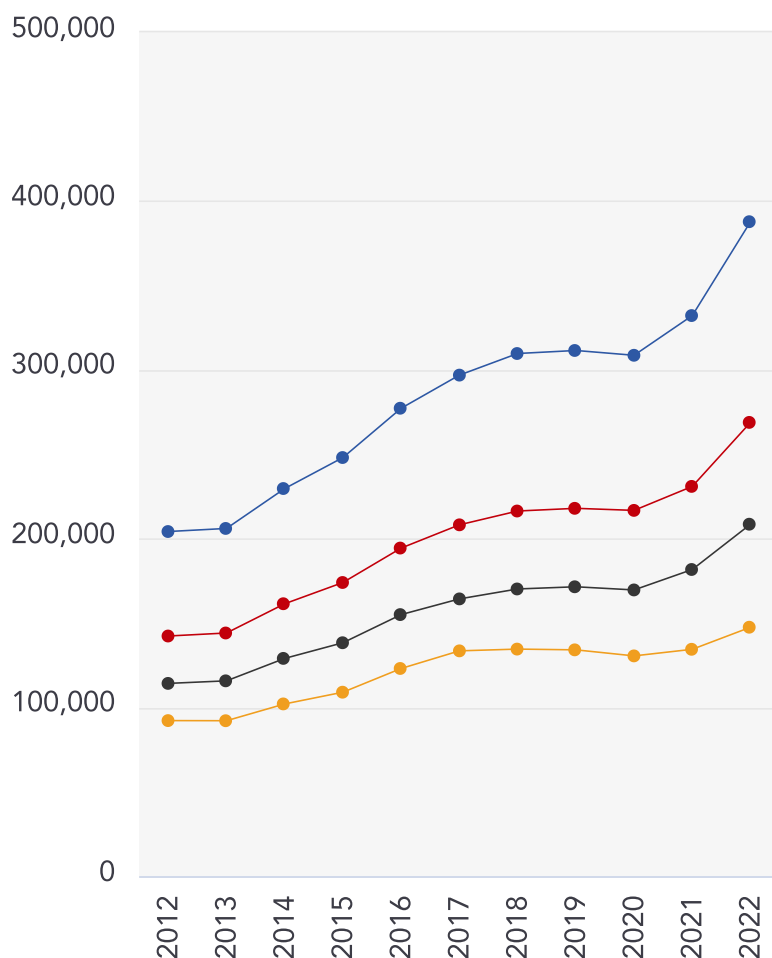
Local Connections

Pin	Name	Distance
	Orton Mere (Nene Valley Railway)	15.85 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PE29



Detached

+89.89%

Semi-Detached

+88.94%

Terraced

+82.57%

Flat

+60.01%



Oliver James Property

Oliver James was established in 2014 by childhood friends Oliver Huggins and James Hodgson from a 121 sq/ft serviced office in central Huntingdon. Completely self funded and owner operated, we have grown our company since its inception into our first High Street office at 4 Princes Street in 2015, then more recently following the expansion of our lettings arm through the acquisition of Pennington Properties into a central Huntingdon position at 1 George Street, opposite the George Hotel. We are however, still the same independent company, excited and passionate about helping people move home.

Our team all live local, their children go to local schools, shop in local stores and know the local area inside out. We hold the same belief that people come first, we focus on you the customer. We believe that when you get the customer service right the sales will follow. Of course, there i

Testimonial 1



I recently purchased a house which was being sold by Oliver James Property Sales and I cannot rate their support and service enough.

As I first time buyer, it is fair to say I was clueless about the process but they were always on hand to answer my questions and appease my worries. Genuinely one of the most accommodating businesses and most certainly the most accommodating estate agents, I have ever dealt with.

Truly 5* service!

Testimonial 2



I bought a house through Oliver James estate agents and dealt with Oliver directly. He was extremely professional, responsive and most of all reassuring. I felt he listened to what we needed, worked fast to get us info we needed and was always calm - even when I was not! Bravo to the guy for handling a heavily pregnant (and emotional!) woman trying to buy a house during a pandemic. If we ever sell this dream home, it will be with Oliver.

Testimonial 3



Friendly, helpful, efficient, effective. I highly recommend using this agency!



/oliverjamesps



/oliverjamesps



/oliverjames_salesandlettings

Oliver James Property

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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