

KATY POORE

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Property Information Report

Old Mill Avenue

Warboys, Huntingdon, PE28

Report compiled

5th August 2024

Your Property

Old Mill Avenue

Warboys, Huntingdon, PE28



Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	3 <i>Actual</i>
Title Number	CB139549
Local Authority	Huntingdonshire
Constituency	-
Ward	Warboys
Energy Performance	C
Council Tax	Band B Current Annual Charge – £1,705*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Good	O2	Good
Three	Okay	Vodafone	Okay

Estimated Broadband Speeds

15Mb Basic	50Mb Superfast
1000Mb Ultrafast	1000Mb Overall

Flood Risk

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

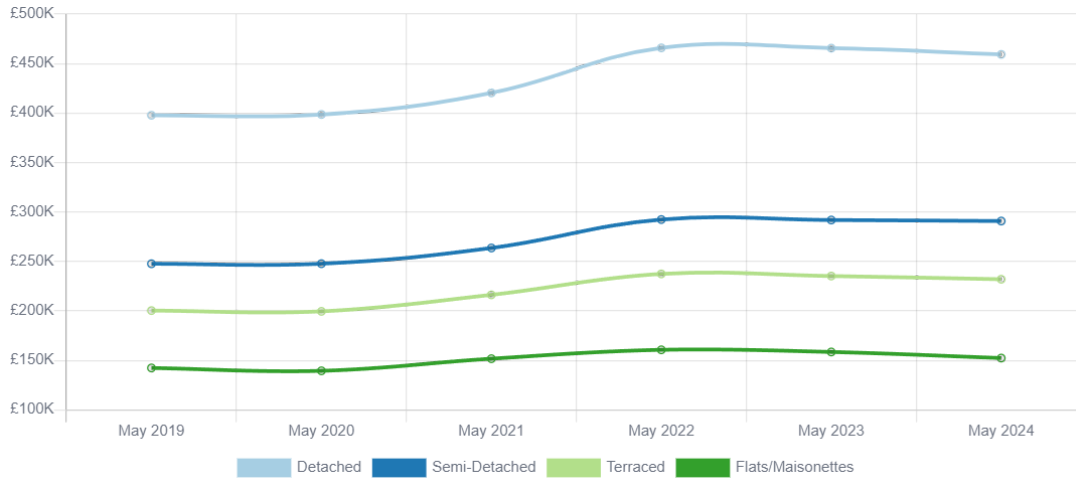
Katy Poore
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Your Area

Average House Prices in the Huntingdonshire Local Authority

Since 2019



£301,052

Average price for a Semi-Detached property in PE28

6,794

Number of Semi-Detached properties in PE28

£319,412

Average price for a Semi-Detached property in England

£39,293 ↑ 15%

Average Price Change since 2019

£43,161 ↑ 17%

Semi-Detached Price Change

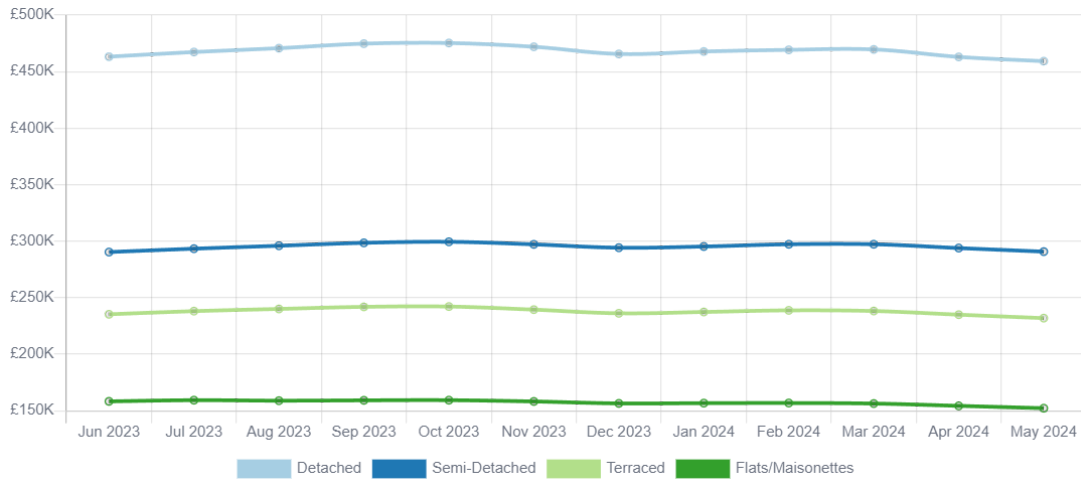
7642

Number of Semi-Detached Transactions

Your Area

Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



£363,645

Average price for property in PE28

24,813

Number of properties in PE28

£381,656

Average price for a property in England

£4,248 ↓ 1%

Average Price Change
Last 12 Months

£1,037 → 0%

Semi-Detached Price Change
Last 12 Months

123

Number of Semi-Detached Transactions
Last 12 Months

Local Sales Activity



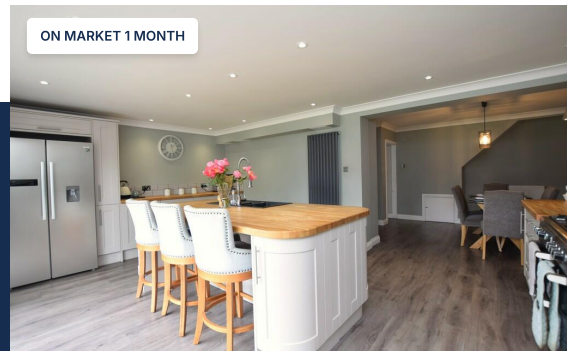
Mahaddie Way

£300,000

Offers over

📏 0.11 km

🏠 3 🏠 Semi-Detached



Goldpits

£300,000

Offers over

📏 0.16 km

🏠 3 🏠 Semi-Detached



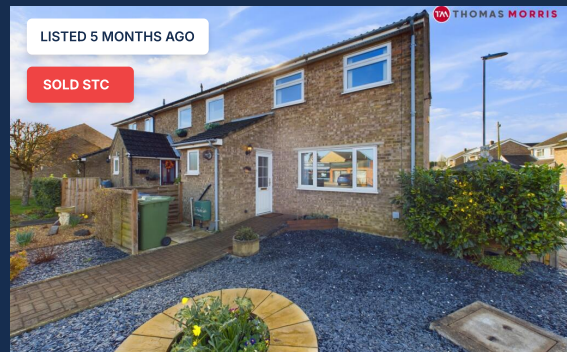
Flaxen Walk

£230,000

Offers over

📏 0.29 km

🏠 3 🏠 Terraced



Mill Green

£250,000

Offers over

📏 0.34 km

🏠 3 🏠 Terraced



Third Avenue

£300,000

Offers over

📏 0.74 km

🏠 3 🏠 Detached



Knowles Avenue

£290,000

Offers over

📏 0.78 km

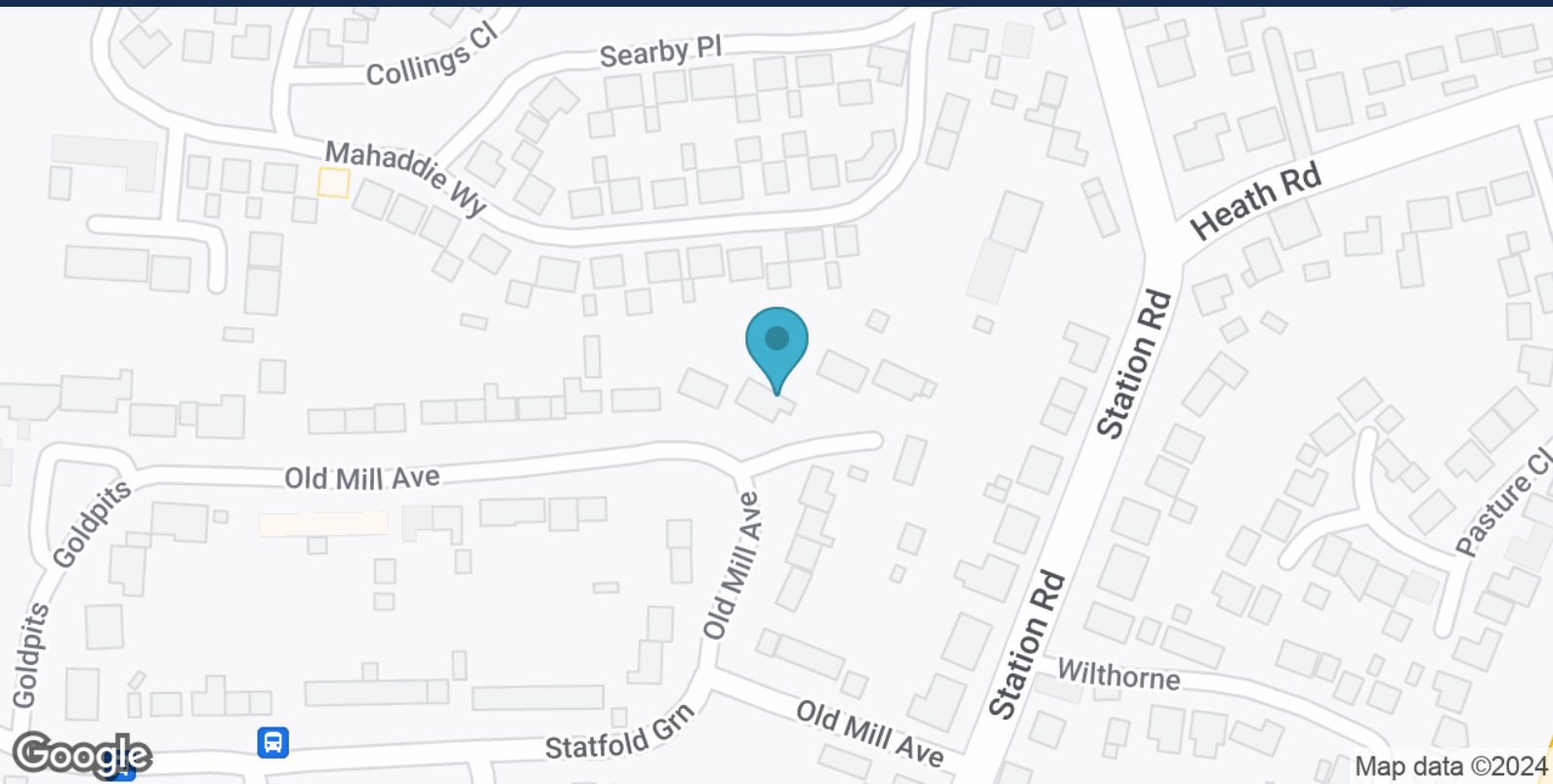
🏠 3 🏠 Semi-Detached

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Warboys Primary Academy	PE28 2RX	Primary	0.67 km	Not rated
B Bury CofE Primary School	PE26 2NJ	Primary	4.34 km	Good
C Abbey College, Ramsey	PE26 1DG	Secondary, Post 16	4.83 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J14 of A1(M)	12.70 km

Nearby Airports *

NAME	DISTANCE
Cambridge Airport	27.61 km

*Details provided by Department for Transport

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Your Agent

Katy Poore

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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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