

KATY POORE

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Property Information Report

# Lancelot Way

Fenstanton, Huntingdon, PE28

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Report compiled

2nd July 2024

# For me...it's personal!

Hi there, I'm Katy and I have devoted the last 18 years to estate agency right here in the quaint market town of St Ives, Cambridgeshire and surrounding areas. During this journey, I have built a formidable reputation for offering reliable and expert advice to my clients, and now I'm excited to offer my own personal service.

Customer service is at the core of my approach. I'm not your typical "9 to 5" estate agent. I'm here whenever you need assistance, whether it's taking calls or responding to texts, WhatsApp's, Facebook messages, emails, calls, however you like to communicate you are not just a number to me, I've got your back and you've got my mobile number!

## **Katy Poore**

Katy Poore powered by EXP

# Your Property

## Lancelot Way

Fenstanton, Huntingdon, PE28

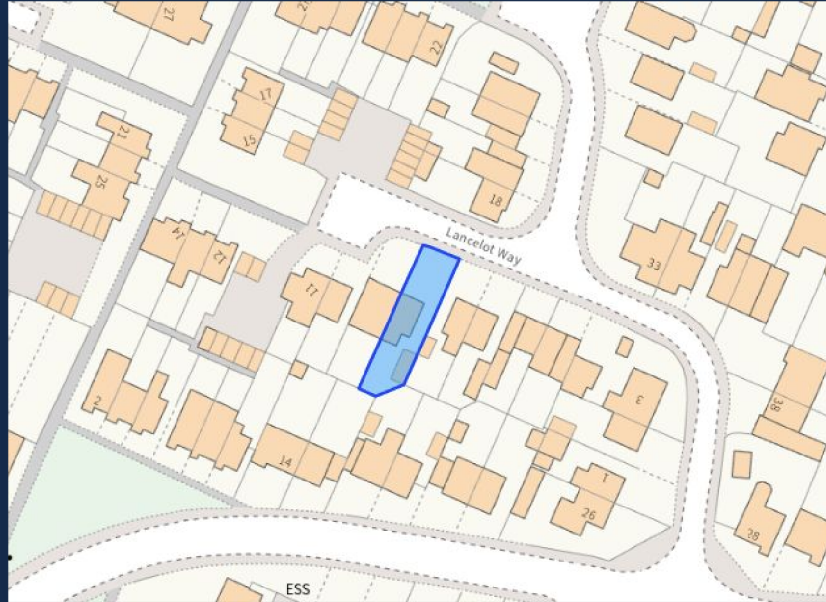
Market Value Estimate

**£270,000**

Rental Value Estimate

**£1,200 pcm**

Provided by an Automated Valuation Model



## Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	2 <i>Actual</i>
Title Number	CB22720
Local Authority	Huntingdonshire
Constituency	-
Ward	Fenstanton
Energy Performance	D
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	Good

### Estimated Broadband Speeds

2Mb Basic	64Mb 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%)

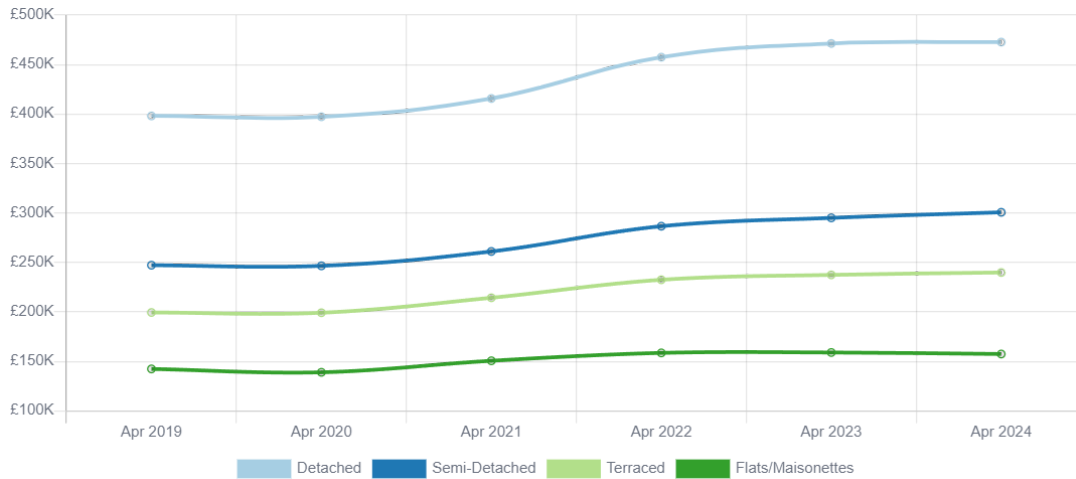
Katy Poore  
07930019620  
katy.poore@exp.uk.com

KATY POORE  
exp UK

# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Since 2019



**£297,958**

Average price for a Semi-Detached property in PE28

**6,789**

Number of Semi-Detached properties in PE28

**£321,193**

Average price for a Semi-Detached property in England

**£49,141** ↑ 19%

Average Price Change since 2019

**£53,476** ↑ 22%

Semi-Detached Price Change

**7596**

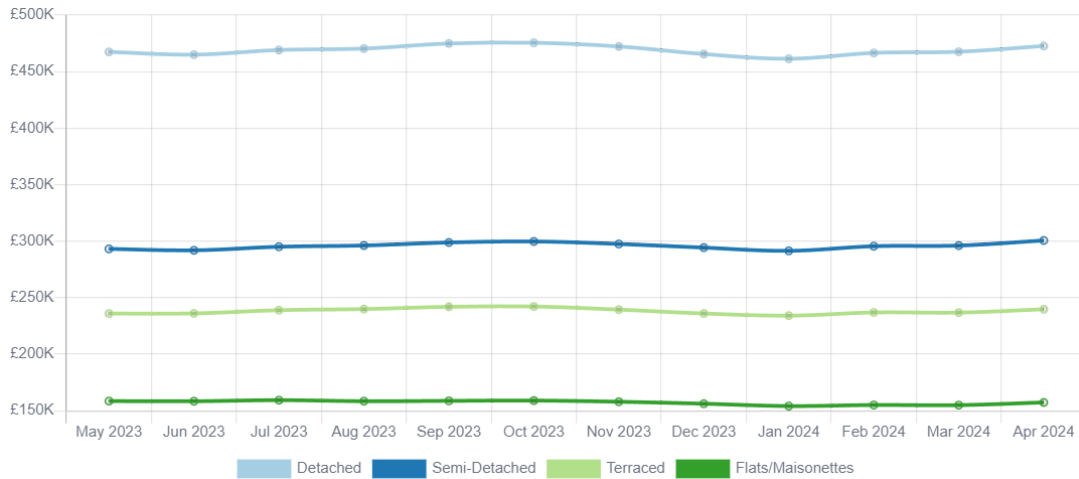
Number of Semi-Detached Transactions



# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



**£368,466**

Average price for property in PE28

**24,760**

Number of properties in PE28

**£385,794**

Average price for a property in England

**£2,282** ↑ 1%

Average Price Change  
Last 12 Months

**£5,642** ↑ 2%

Semi-Detached Price Change  
Last 12 Months

**112**

Number of Semi-Detached Transactions  
Last 12 Months

# Local Sales Activity



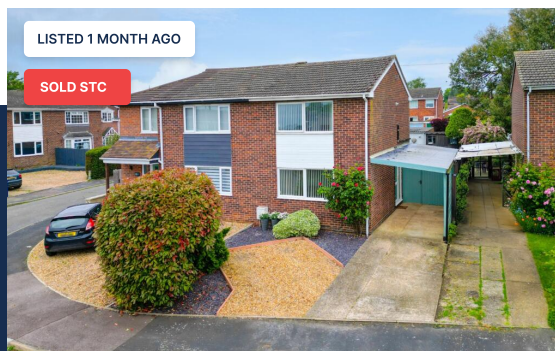
Lancelot Way

**£250,000**

Offers over

📏 14 metres

🏠 2 🏠 Semi-Detached



Lancelot Way

**£265,000**

Offers over

📏 32 metres

🏠 2 🏠 Semi-Detached



Rookery Place

**£315,000**

Offers over

📏 62 metres

🏠 3 🏠 Terraced



Rookery Place

**£285,000**

Offers over

📏 0.17 km

🏠 3 🏠 Terraced



Simmer Piece

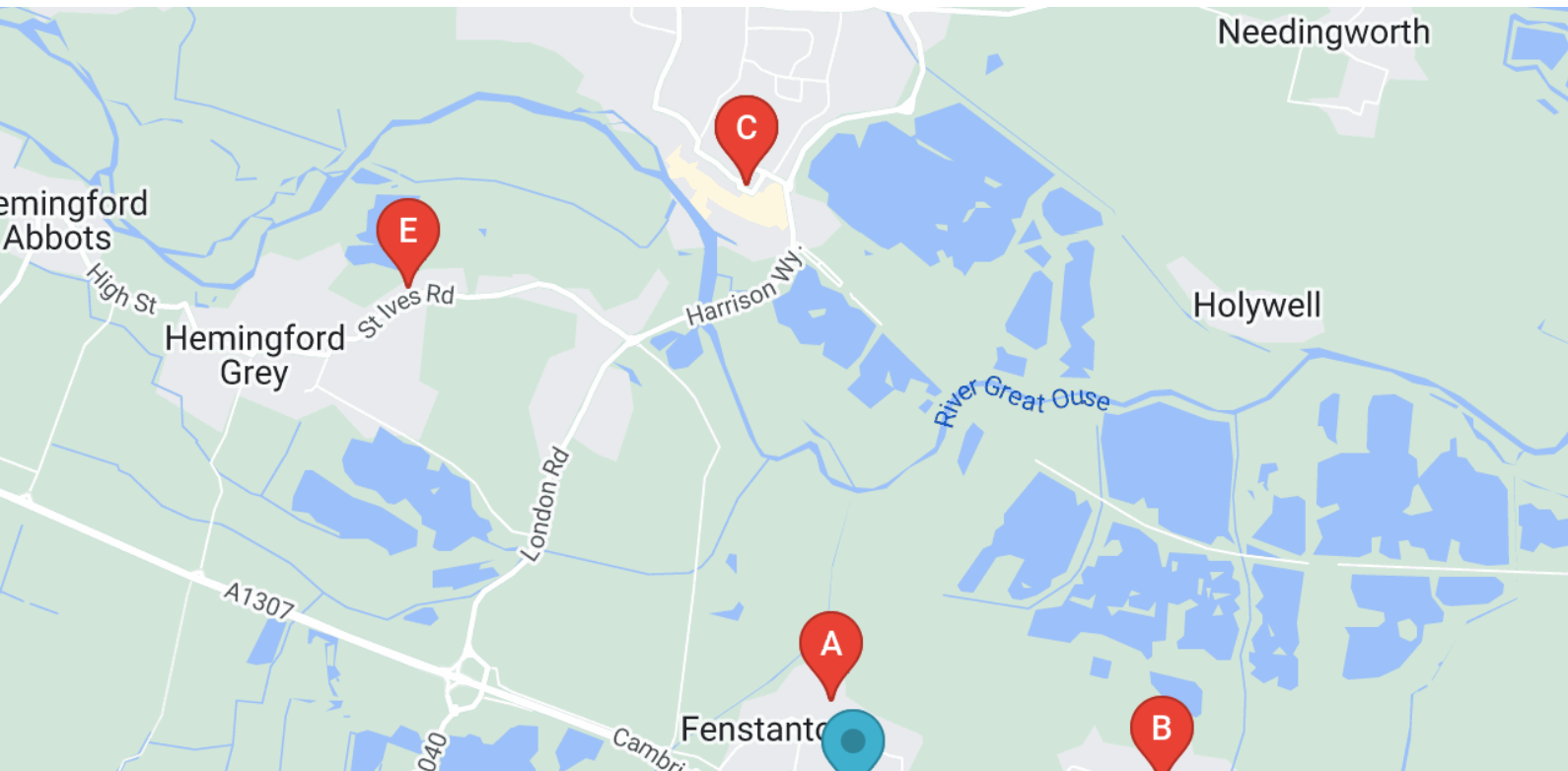
**£300,000**

Offers over

📏 0.20 km

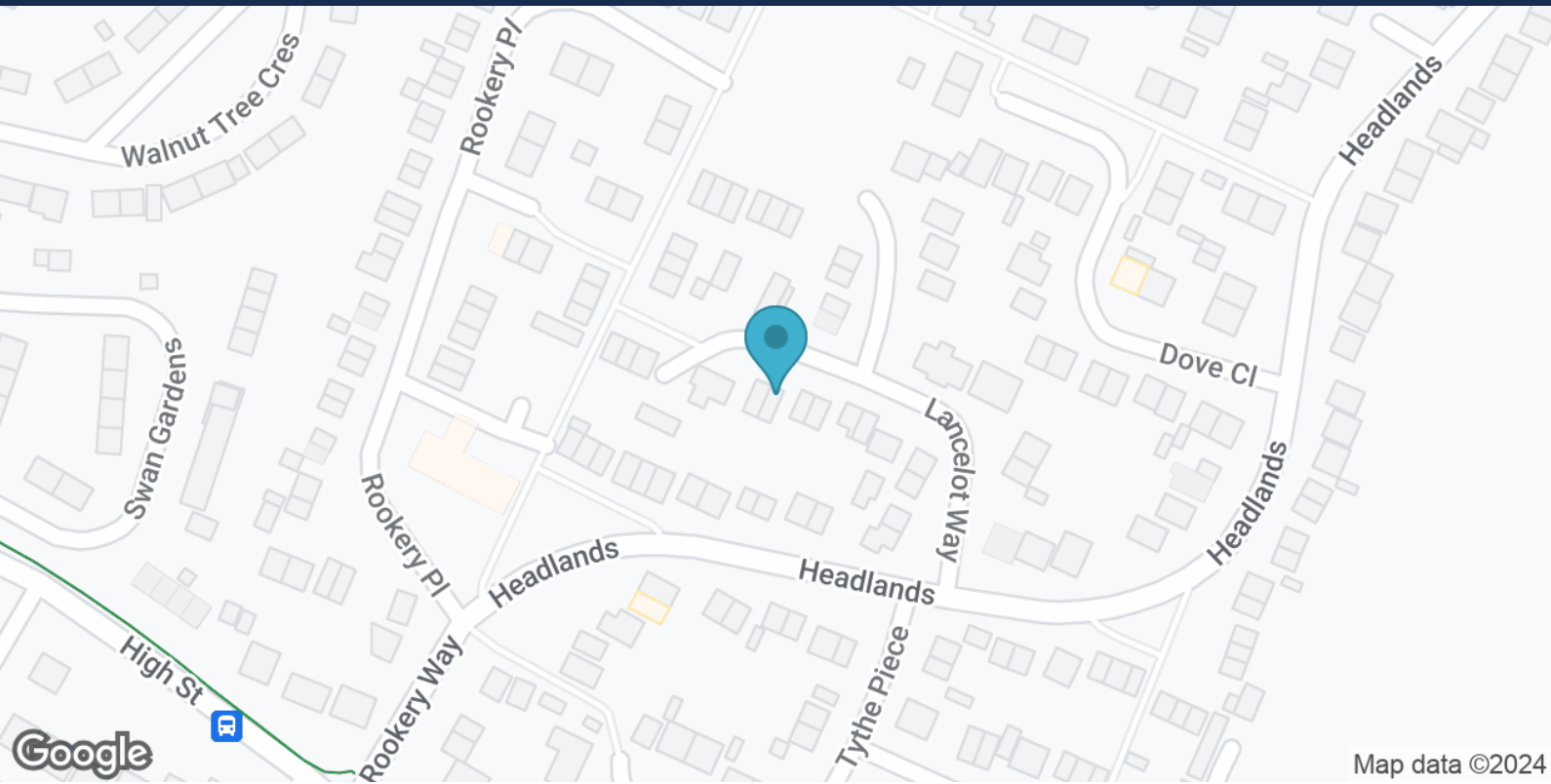
🏠 3 🏠 Semi-Detached

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> Fenstanton and Hilton Primary School	PE28 9JR	Nursery, Primary	0.48 km	Not rated
<b>B</b> Fen Drayton Primary School	CB24 4SL	Primary	1.47 km	Good
<b>C</b> Thorndown Primary School	PE27 6SE	Nursery, Primary	2.96 km	Good
<b>D</b> Wheatfields Primary School	PE27 3WF	Primary	2.96 km	Good
<b>E</b> Hemingford Grey Primary School	PE28 9DU	Primary	3.23 km	Good

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J14 of M11	11.44 km

## Nearest Train Station \*

NAME	DISTANCE
Huntingdon Rail Station	9.37 km

## Nearby Airports \*

NAME	DISTANCE
Cambridge Airport	18.91 km

\*Details provided by Department for Transport

# Your Agent

## Katy Poore

Owner

### Email Address

[katy.poore@exp.uk.com](mailto:katy.poore@exp.uk.com)

### Mobile Number

07930019620

### Office

99 Needingworth Road

St. Ives  
PE27 5JZ

07930019620

<https://katypoore.exp.uk.com/>



## 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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