

KATY POORE

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**exp** UK

Property Information Report

# Pound Road

Hemingford Grey, Huntingdon, PE28

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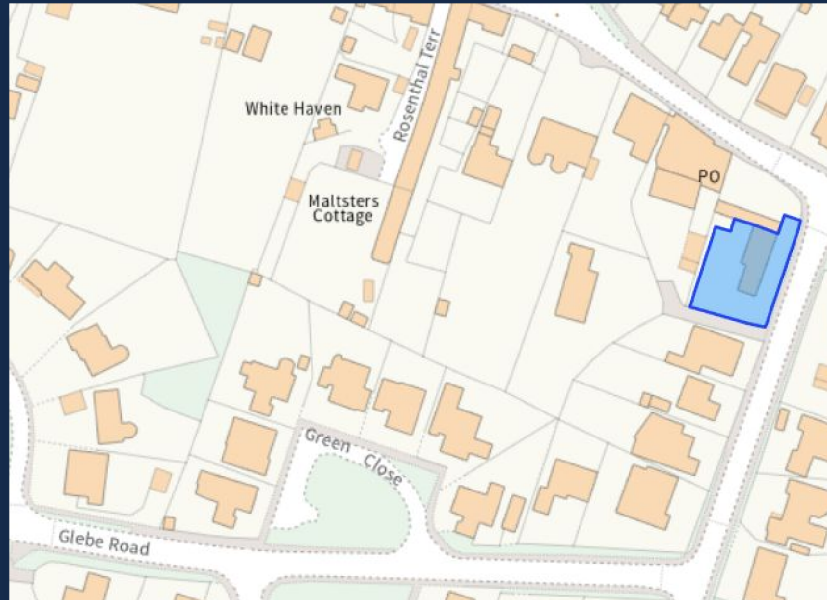
Report compiled

19th August 2024

# Your Property

## Pound Road

Hemingford Grey, Huntingdon, PE28



### Property Details

Type of Home	Detached
Tenure	Freehold
Number of Bedrooms	4 <i>Estimated</i>
Title Number	CB309530
Local Authority	Huntingdonshire
Constituency	-
Ward	Hemingford Grey & Houghton
Council Tax	Band D Current Annual Charge – £2,192*

\* May vary slightly for local parish council differences

### Mobile Coverage

EE	Poor	O2	Good
Three	Okay	Vodafone	Okay

### Estimated Broadband Speeds

5Mb 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%)

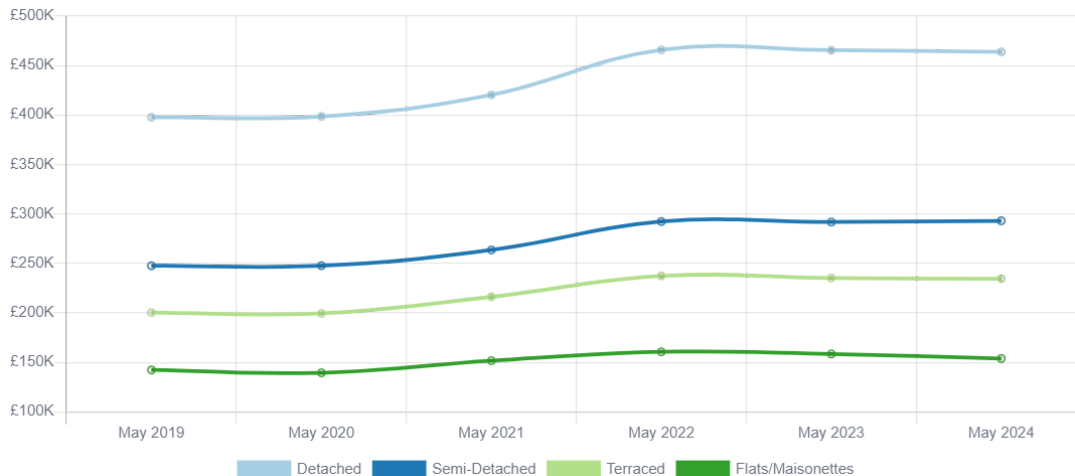
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# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Since 2019



**£460,143**

Average price for a Detached property in PE28

**12,785**

Number of Detached properties in PE28

**£42,182** ↑ 16%

Average Price Change since 2019

**£66,137** ↑ 17%

Detached Price Change

**£532,256**

Average price for a Detached property in England

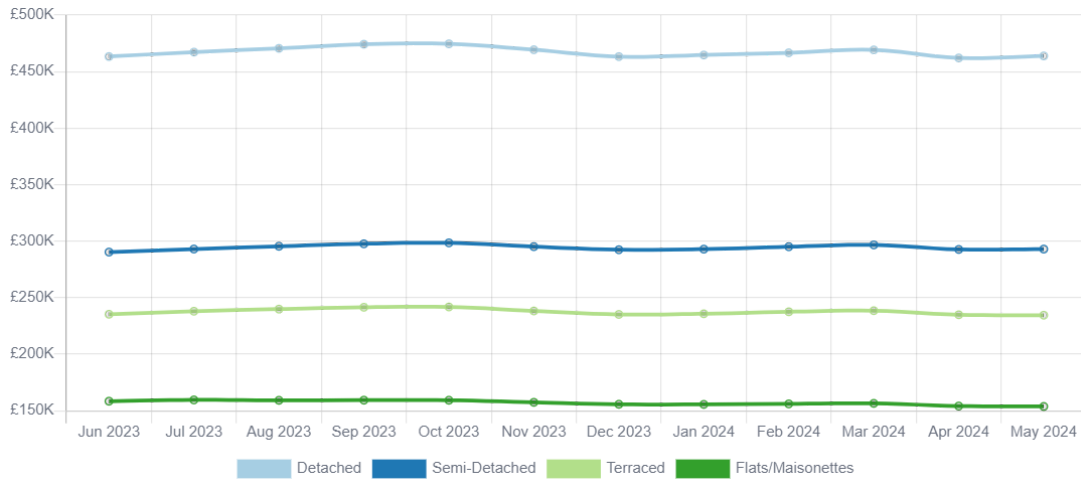
**14116**

Number of Detached Transactions

# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



**£368,035**

Average price for property in PE28

**24,826**

Number of properties in PE28

**£380,349**

Average price for a property in England

**£1,359** → 0%

Average Price Change  
Last 12 Months

**£1,685** → 0%

Detached Price Change  
Last 12 Months

**164**

Number of Detached Transactions  
Last 12 Months

# Local Sales Activity



LISTED 7 MONTHS AGO

SOLD STC

Pound Road

**£500,000**

Offers over

📏 0.24 km

🏠 4 🏠 Detached



LISTED 2 MONTHS AGO

SOLD STC

Daintree Way

**£280,000**

Offers over

📏 0.40 km

🏠 2 🏠 Semi-Detached



ON MARKET 1 WEEK

Gore Tree Road

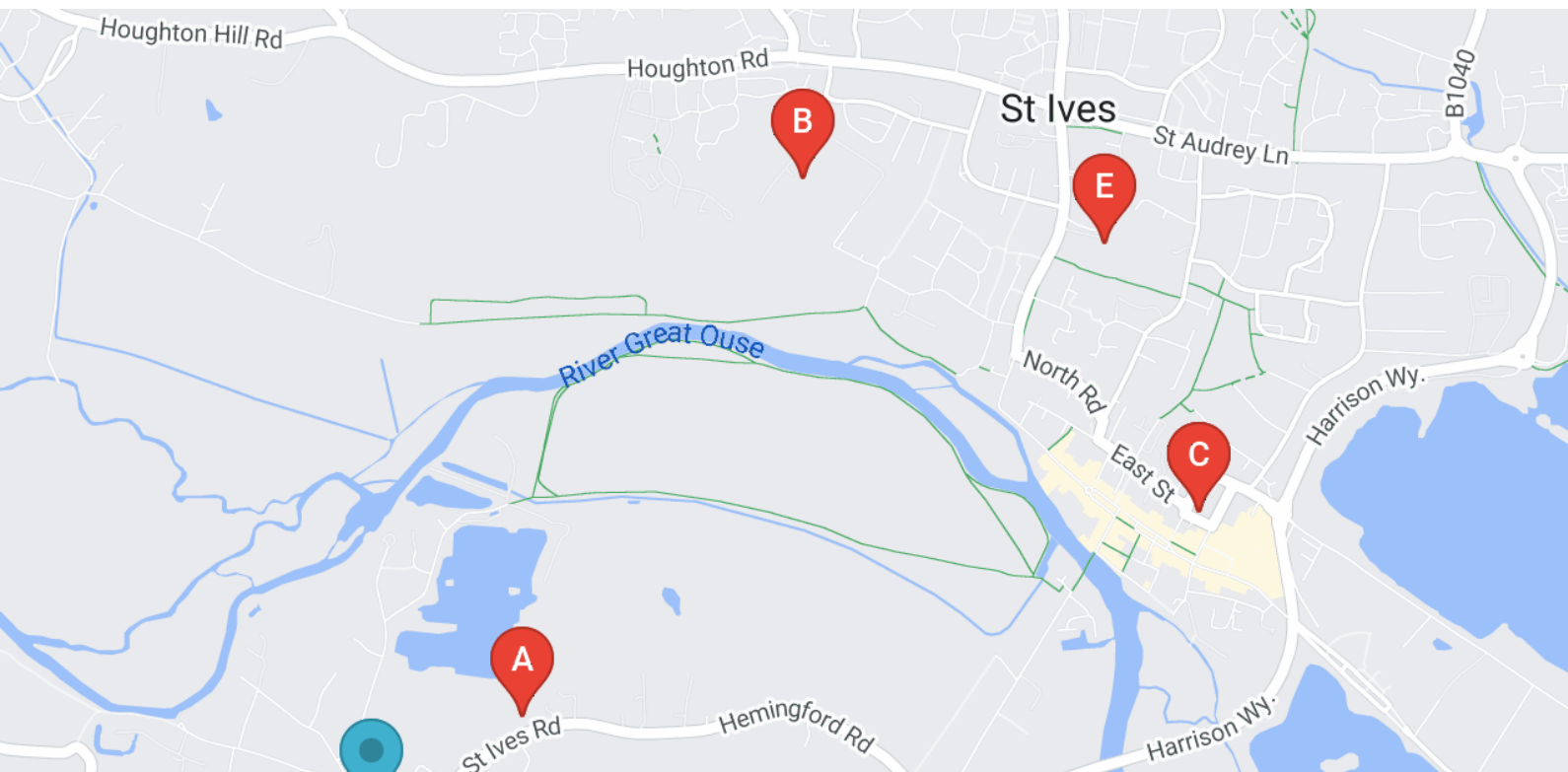
**£595,000**

Offers over

📏 0.66 km

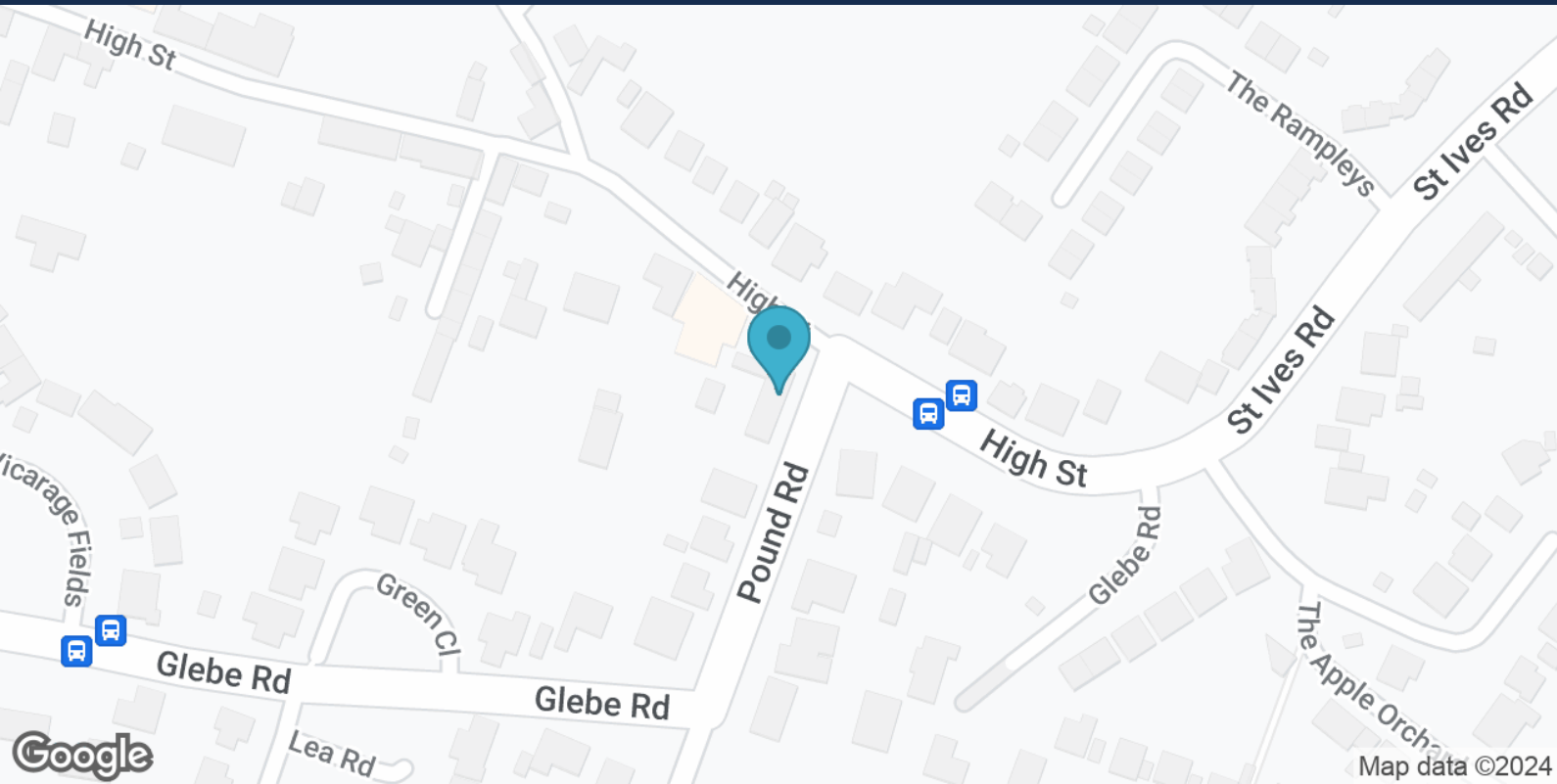
🏠 3 🏠 Detached

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> Hemingford Grey Primary School	PE28 9DU	Primary	0.42 km	Good
<b>B</b> St Ivo Academy	PE27 6RR	Secondary, Post 16	1.82 km	Not rated
<b>C</b> Thorndown Primary School	PE27 6SE	Nursery, Primary	2.09 km	Good
<b>D</b> Wheatfields Primary School	PE27 3WF	Primary	2.09 km	Good
<b>E</b> Westfield Junior School	PE27 5RG	Primary	2.20 km	Good

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J13 of A1(M)	11.63 km

## Nearest Train Station \*

NAME	DISTANCE
Huntingdon Rail Station	6.35 km

## Nearby Airports \*

NAME	DISTANCE
Cambridge Airport	22.19 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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