

KATY POORE

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Property Information Report

# Pond Close

Pidley, Huntingdon, PE28

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Report compiled

3rd December 2024

# Your Property

## Pond Close

Pidley, Huntingdon, PE28



### Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	3 <i>Actual</i>
Title Number	CB101751
Local Authority	Huntingdonshire
Constituency	-
Ward	Warboys
Energy Performance	E
Council Tax	Band C Current Annual Charge – £2,064*

\* May vary slightly for local parish council differences

### Mobile Coverage

EE	Poor	O2	Good
Three	Poor	Vodafone	Okay

### Estimated Broadband Speeds

2Mb Basic	39Mb Superfast
900Mb Ultrafast	900Mb Overall

### Flood Risk

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

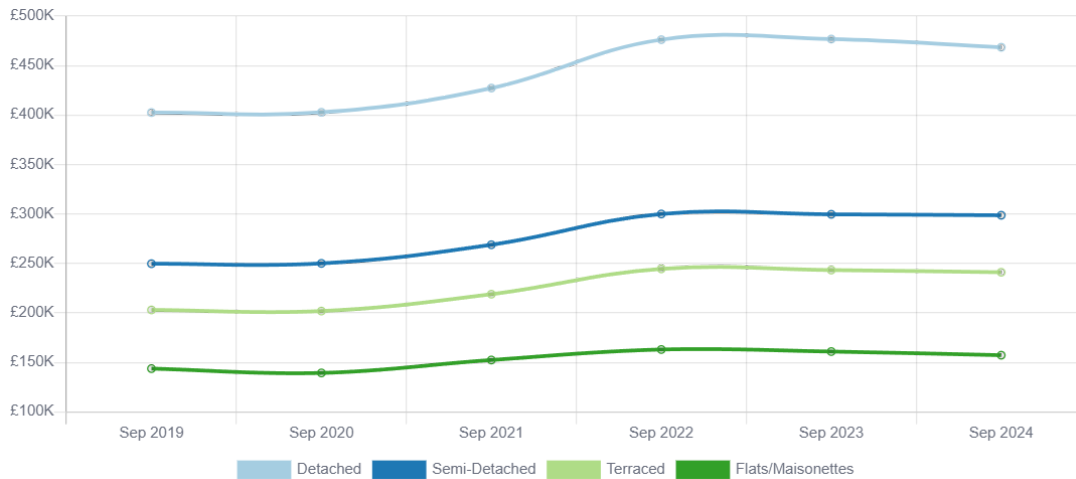
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# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Since 2019



**£306,370**

Average price for a Semi-Detached property in PE28

**6,468**

Number of Semi-Detached properties in PE28

**£317,409**

Average price for a Semi-Detached property in England

**£44,836** ↑ 17%

Average Price Change since 2019

**£48,959** ↑ 20%

Semi-Detached Price Change

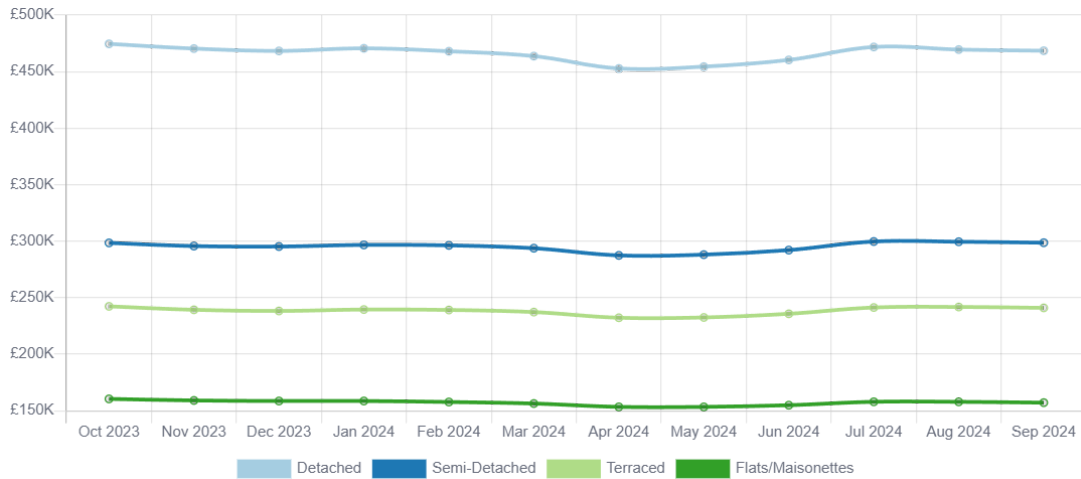
**7651**

Number of Semi-Detached Transactions

# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



**£371,430**

Average price for property in PE28

**24,941**

Number of properties in PE28

**£366,839**

Average price for a property in England

**£3,844** ↓ 1%

Average Price Change  
Last 12 Months

**£952** → 0%

Semi-Detached Price Change  
Last 12 Months

**137**

Number of Semi-Detached Transactions  
Last 12 Months



# Local Sales Activity



Pond Close

£425,000

Offers over

📏 40 metres

🏠 4 🏠 Semi-Detached



Fen Road

£250,000

Offers over

📏 0.29 km

🏠 2 🏠 Semi-Detached



East Newlands

£315,000

Offers over

📏 2.59 km

🏠 3 🏠 Semi-Detached



Statfold Green

£250,000

Offers over

📏 2.83 km

🏠 3 🏠 Semi-Detached



Statfold Green

£280,000

Offers over

📏 2.83 km

🏠 3 🏠 Terraced



Statfold Green

£280,000

Offers over

📏 2.83 km

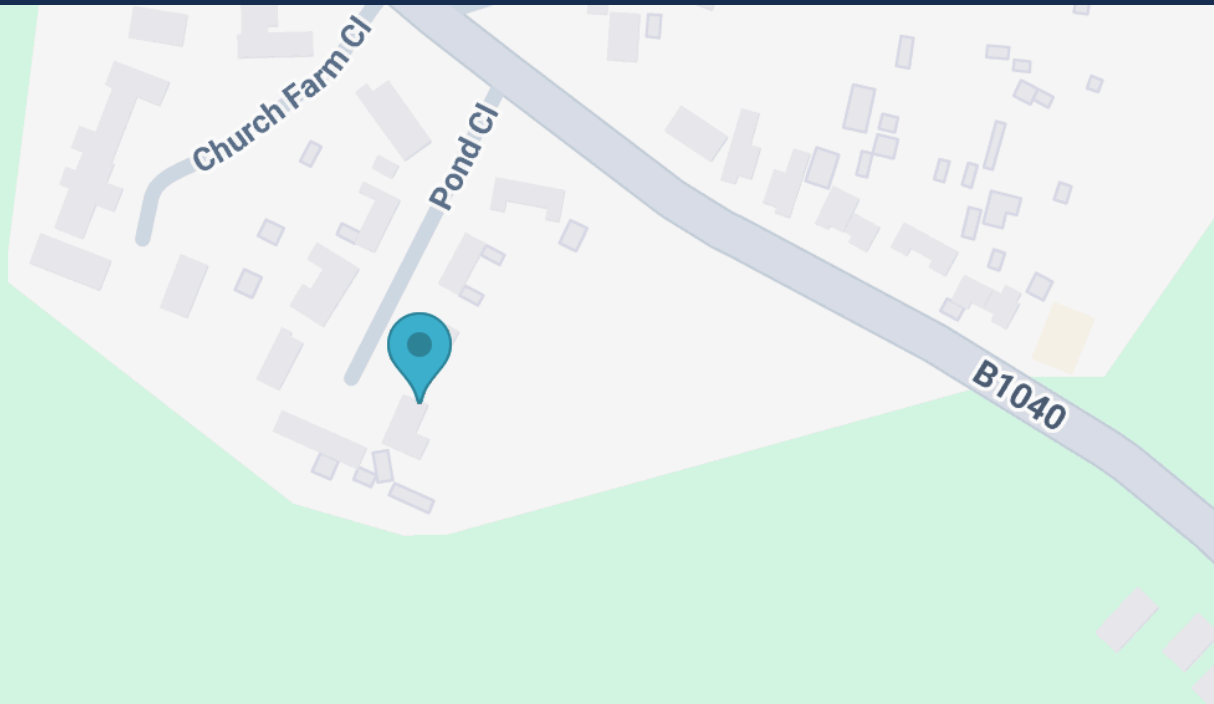
🏠 3 🏠 Semi-Detached

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> Whitehall School	PE28 3EH	Independent, Nursery, Primary	3.25 km	Not rated
<b>B</b> Warboys Primary Academy	PE28 2RX	Primary	3.35 km	Not rated
<b>C</b> Somersham Primary School	PE28 3EU	Primary	3.37 km	Outstanding

# Transport Links



Google

Map data ©2024

## Nearest Motorway Junction \*

NAME	DISTANCE
J14 of A1(M)	13.82 km

## Nearby Airports \*

NAME	DISTANCE
Cambridge Airport	24.72 km

\*Details provided by Department for Transport

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# 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

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<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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