

KATY POORE

POWERED BY
exp UK

Property Information Report

Knights Way

St. Ives, PE27

Report compiled

23rd December 2024

Your Property

Knights Way

St. Ives, PE27



Property Details

Type of Home	Detached
Tenure	Freehold
Number of Bedrooms	4 <i>Actual</i>
Title Number	CB424526
Local Authority	Huntingdonshire
Constituency	-
Ward	St Ives South
Energy Performance	B
Council Tax	Band E Current Annual Charge – £2,837*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Good	O2	Good
Three	Okay	Vodafone	Okay

Estimated Broadband Speeds

9Mb Basic	80Mb 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%)

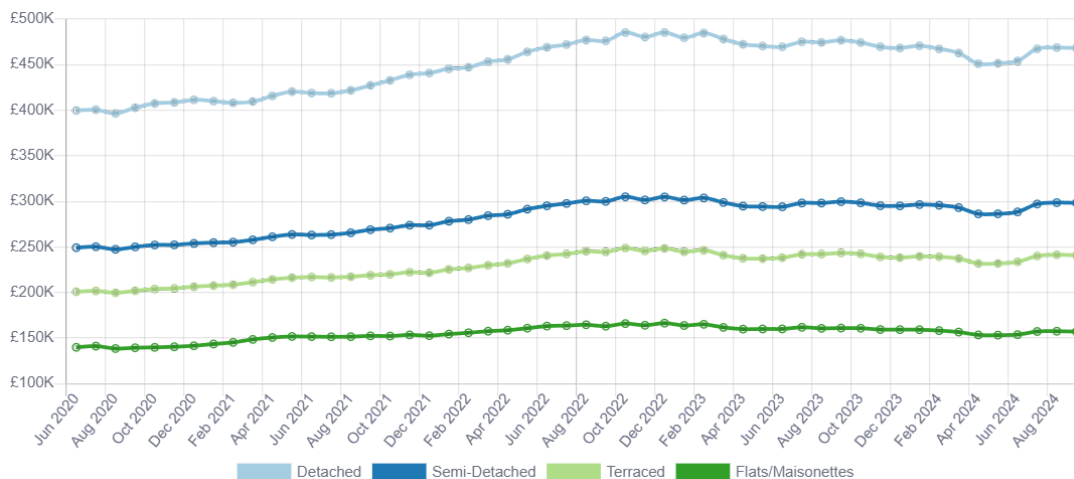
Katy Poore
07930019620
katy.poore@exp.uk.com

KATY POORE
exp UK

Your Area

Average House Prices in the Huntingdonshire Local Authority

Since Last Sale in 2020



£436,137

Average price for a Detached property in PE27

3,248

Number of Detached properties in PE27

£46,896 ↑ 18%

Average Price Change since 2020

£68,638 ↑ 17%

Detached Price Change

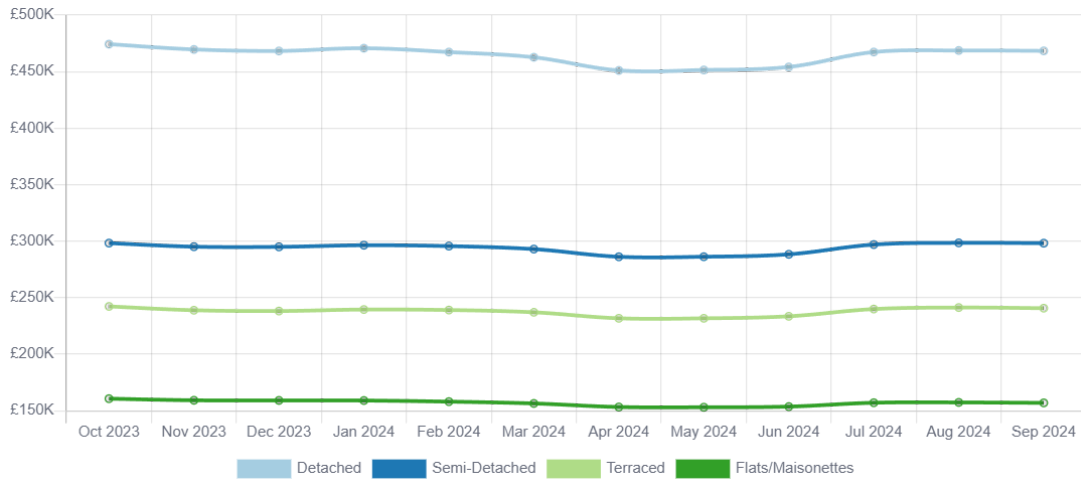
488

Number of Detached Transactions

Your Area

Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



£314,972

Average price for property in PE27

10,391

Number of properties in PE27

£365,888

Average price for a property in England

£4,088 ↓ 1%

Average Price Change
Last 12 Months

£8,415 ↓ 2%


Detached Price Change
Last 12 Months

52

Number of Detached Transactions
Last 12 Months

Local Sales Activity


ON MARKET 2 MONTHS



Knights Way **£400,000**
Offers over

📏 37 metres 🏠 3 🏠 Semi-Detached

ON MARKET 1 MONTH



Anderson Drive **£425,000**
Offers over

📏 86 metres 🏠 4 🏠 Semi-Detached

LISTED 7 MONTHS AGO

SOLD STC




Redwell Close **£525,000**
Offers over

📏 0.18 km 🏠 4 🏠 Detached

LISTED 9 MONTHS AGO

SOLD STC



Knights Way **£440,000**
Offers over

📏 0.19 km 🏠 4 🏠 Semi-Detached

LISTED 9 MONTHS AGO

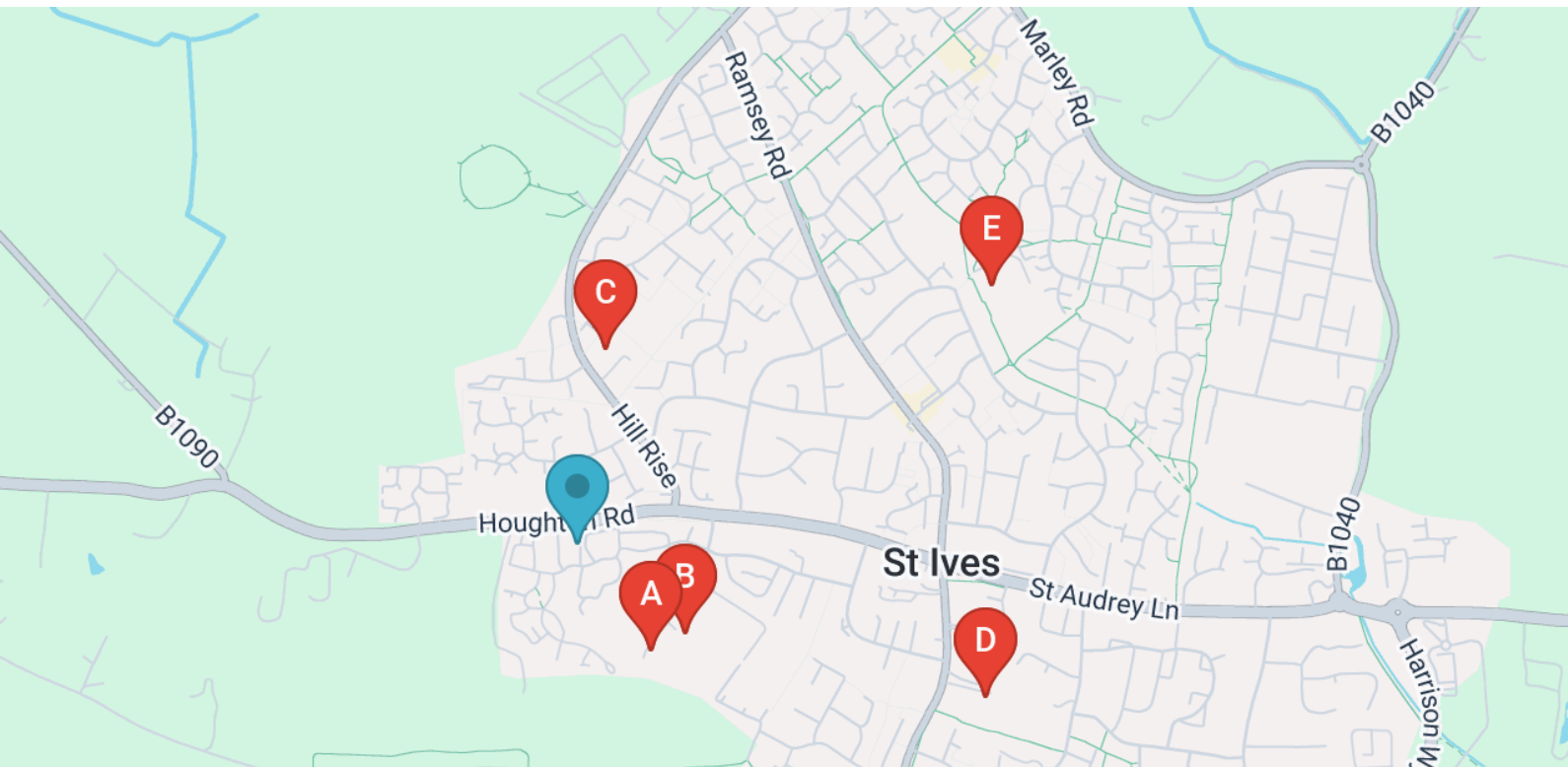
SOLD STC



Hill Rise **£480,000**
Offers over

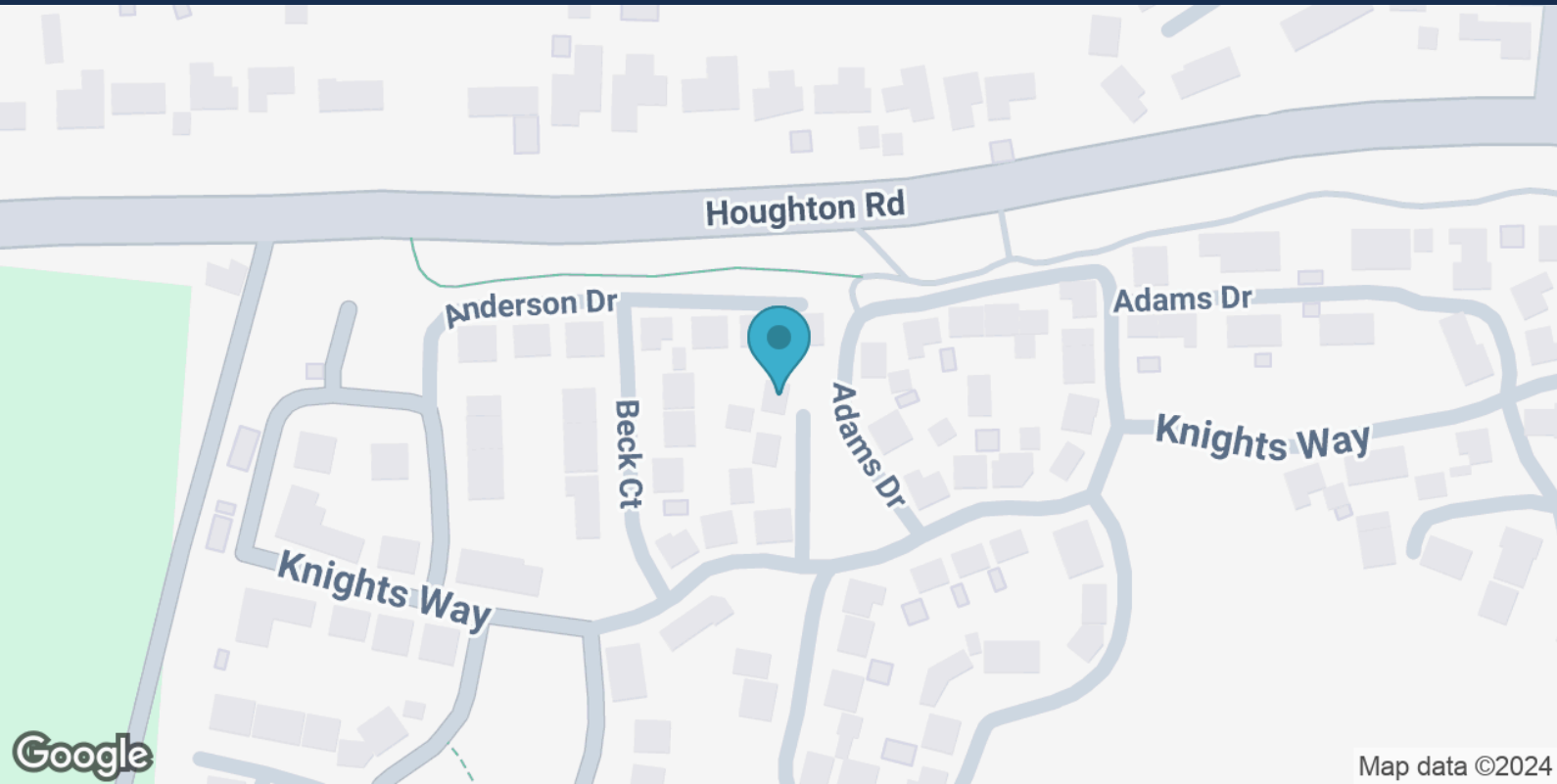
📏 0.25 km 🏠 4 🏠 Detached

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Aurora Fairway School	PE27 6RS	Special, Independent	0.31 km	Good
B St Ivo Academy	PE27 6RR	Secondary, Post 16	0.33 km	Good
C Thorndown Primary School	PE27 6SE	Nursery, Primary	0.47 km	Good
D Westfield Junior School	PE27 5RG	Primary	1.04 km	Good
E Wheatfields Primary School	PE27 3WF	Nursery, Primary	1.16 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J13 of A1(M)	11.75 km

Nearest Train Station *

NAME	DISTANCE
Huntingdon Rail Station	7.01 km

Nearby Airports *

NAME	DISTANCE
Cambridge Airport	22.54 km

*Details provided by Department for Transport

Your Agent

Katy Poore

Owner

Email Address

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



Disclaimer

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact Katy Poore on 07930019620 or visit <https://katypoore.exp.uk.com/>. To opt out of future communication, contact Katy Poore.

Information produced by HM Land Registry. © Crown copyright and database rights 2022

The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.