

KEY FACTS FOR BUYERS

Belle Isle Crescent, Brampton, Huntingdon, PE28

June 2022



A guide to this property and the local area

Oliver James Property

1 George Street, Huntingdon, PE29 3AD
01480 458762
oliver@ojproperty.co.uk
www.ojproperty.co.uk



INTRODUCTION

A well-presented end of terrace home, ideally located within this popular development and close to local amenities & schooling. The property benefits from well-planned living accommodation with an extended UPVC conservatory leading through to the South facing rear garden with rear gated access.

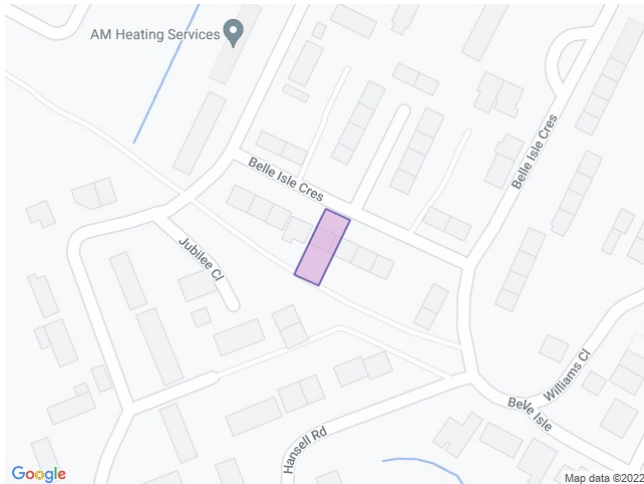
The kitchen has been refitted in a contemporary styling with a separate utility area and laundry room with three good size bedrooms and modern bathroom upstairs. To the front of the property there is a driveway with space for two vehicles.

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PROPERTY OVERVIEW

BELLE ISLE CRESCENT, BRAMPTON, HUNTINGDON, PE28










 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

Semi-Detached	
Floor Area:	1,108.00 ft ² 102.94 m ²
Plot Size:	0.06 acres
Council Tax Band:	A
Annual Cost:	£1,383.61 (avg)
Land Registry Title Number:	CB231174
Tenure:	Freehold

AREA KEY FACTS

Local Authority:	HUNTINGDONSHIRE
Flood Risk:	Very Low
Conservation Area:	No
Predicted Broadband Speeds	
Basic:	26 Mbps
Superfast:	76 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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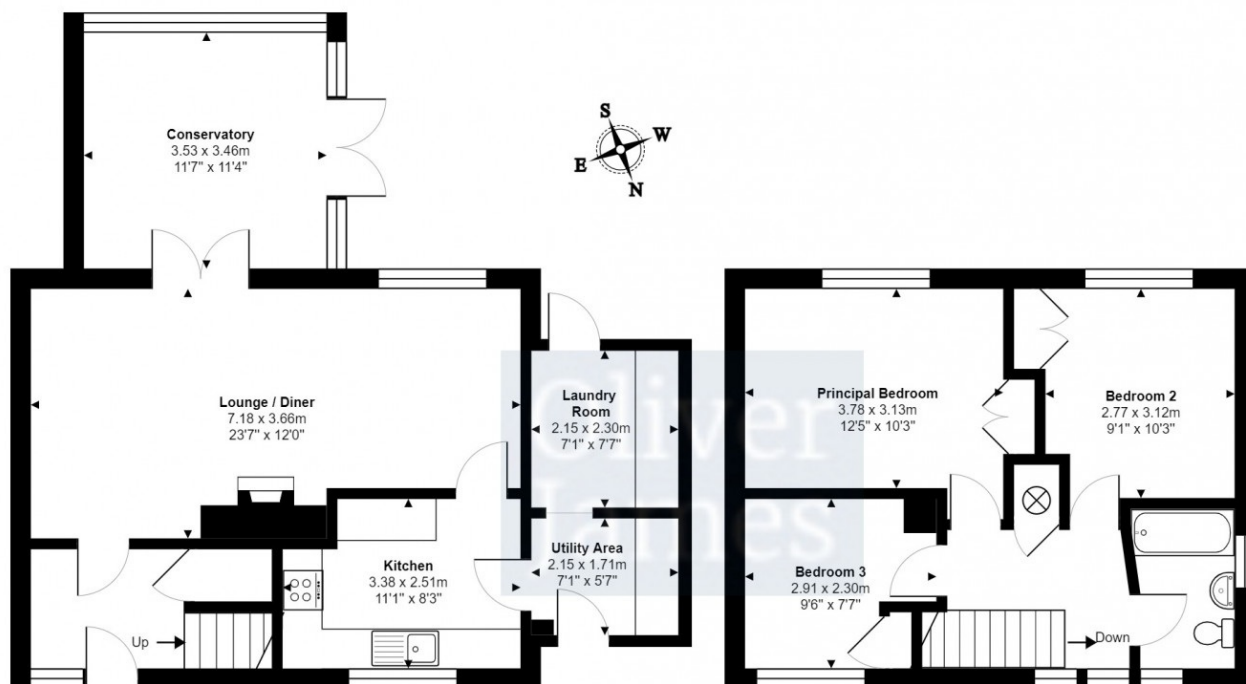


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PROPERTY OVERVIEW

FLOORPLANS



Oliver
James

Total Area: 102.9 m² ... 1108 ft²

All measurements are approximate and for display purposes only

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PROPERTY OVERVIEW

EPC

BRAMPTON, PE28

Energy rating
D

Valid until 20.12.2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	73 C
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

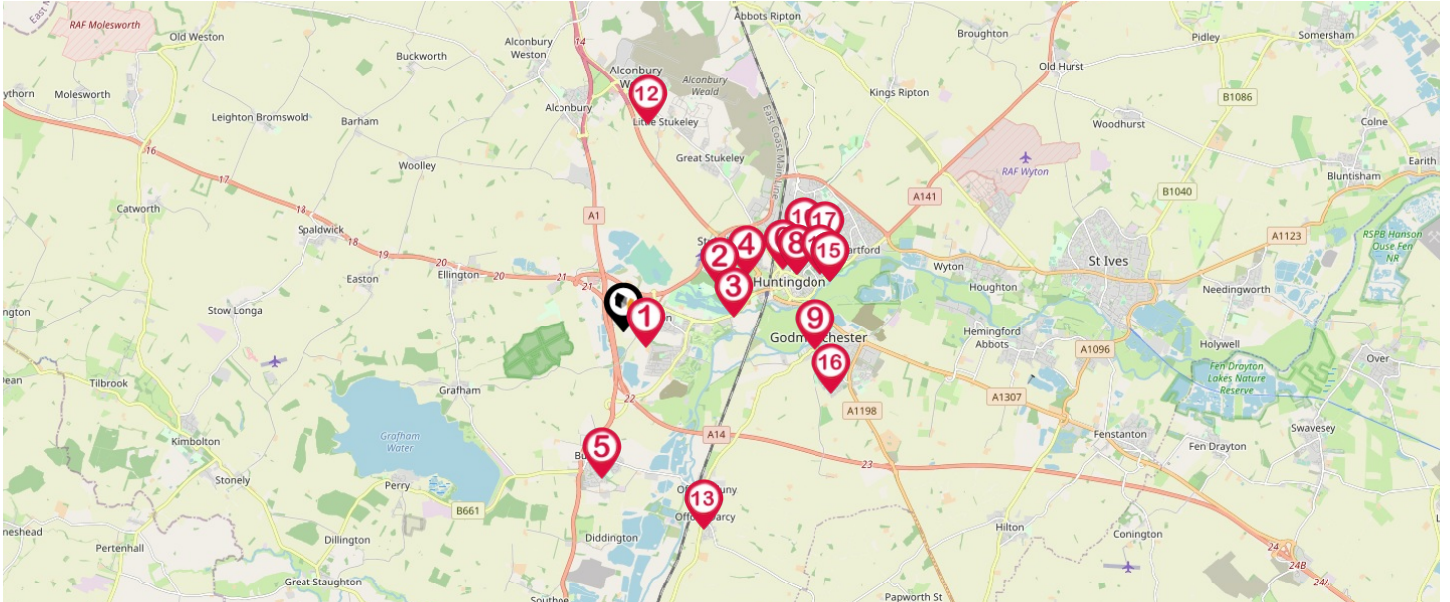
No Additional EPC data available

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



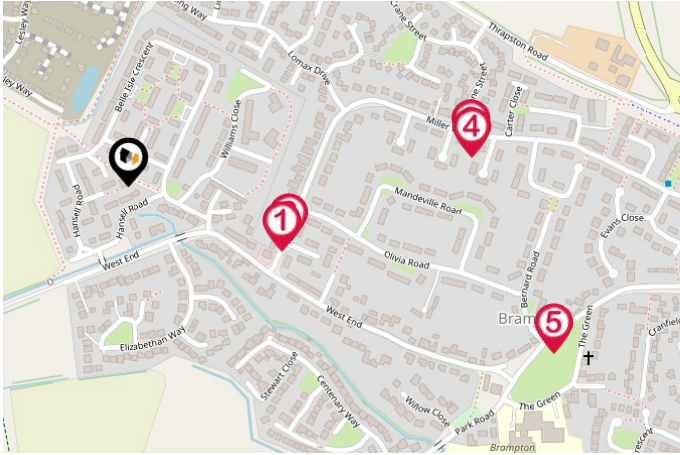
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Brampton Village Primary School	Good	484	0.46 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cromwell Academy	Requires improvement	187	1.6 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hinchingbrooke School	Good	1875	1.69 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Stukeley Meadows Primary School	Good	405	2.04 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Buckden CofE Primary School	Outstanding	311	2.12 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Peter's School	Good	1078	2.55 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Huntingdon Nursery School	Outstanding	97	2.72 Miles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Huntingdon Primary School	Good	457	2.72 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Godmanchester Community Academy	Good	397	2.86 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St John's CofE Primary School	-	389	2.96 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Spring Common Academy	Outstanding	191	3.04 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Ermine Street Church Academy	Good	134	3.04 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Offord Primary School	-	93	3.11 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Hartford Infant School	-	174	3.16 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Hartford Junior School	Good	227	3.16 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Anne's CofE Primary School	Good	206	3.2 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Thongsley Fields Primary and Nursery School	-	291	3.21 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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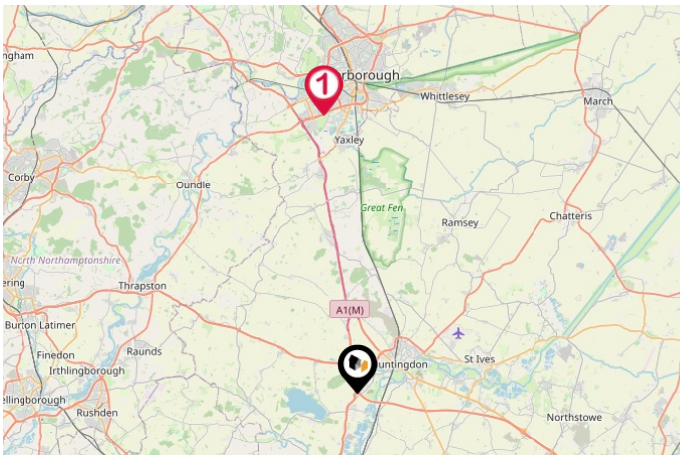
LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - Burnaby Close | 0.15 miles
- 2 - Burnaby Close | 0.16 miles
- 3 - Crane Street | 0.32 miles
- 4 - Crane Street | 0.32 miles
- 5 - Bernard Road | 0.42 miles



LOCAL CONNECTIONS

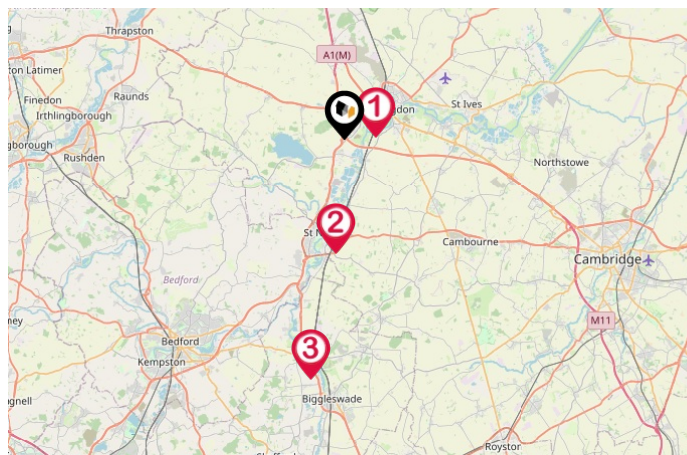
- 1 - Orton Mere (Nene Valley Railway) | 16.26 miles

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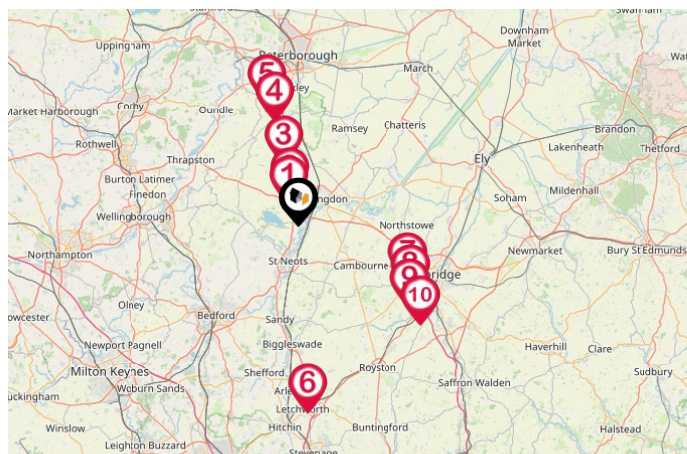
LOCAL AREA

NEAREST TRANSPORT LINKS



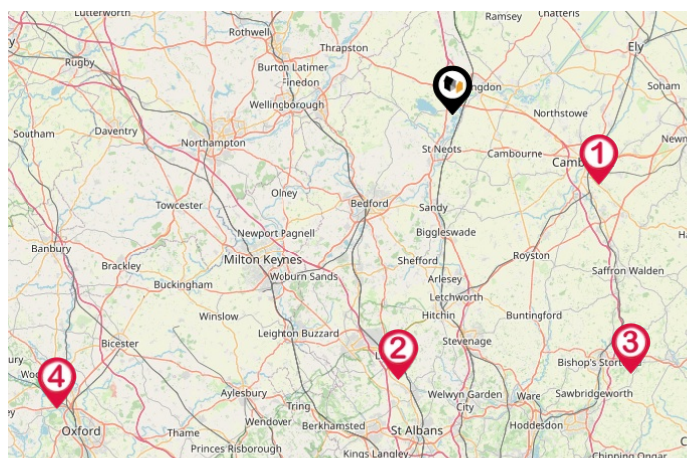
NATIONAL RAIL STATIONS

- 1 - Huntingdon Rail Station | 2.11 miles
- 2 - St Neots Rail Station | 6.53 miles
- 3 - Sandy Rail Station | 14.02 miles



TRUNK ROADS/MOTORWAYS

- 1 - A1(M) J13 | 2.57 miles
- 2 - A1(M) J14 | 3.48 miles
- 3 - A1(M) J15 | 7.27 miles
- 4 - A1(M) J16 | 12.45 miles
- 5 - A1(M) J17 | 14.55 miles
- 6 - A1(M) J10 | 21.78 miles
- 7 - M11 J14 | 14.57 miles
- 8 - M11 J13 | 15.65 miles
- 9 - M11 J12 | 16.37 miles
- 10 - M11 J11 | 18.57 miles



AIRPORTS/HELIPADS

- 1 - Cambridge Airport | 19.34 miles
- 2 - London Luton Airport | 31.41 miles
- 3 - London Stansted Airport | 36.91 miles
- 4 - London Oxford Airport | 56.87 miles

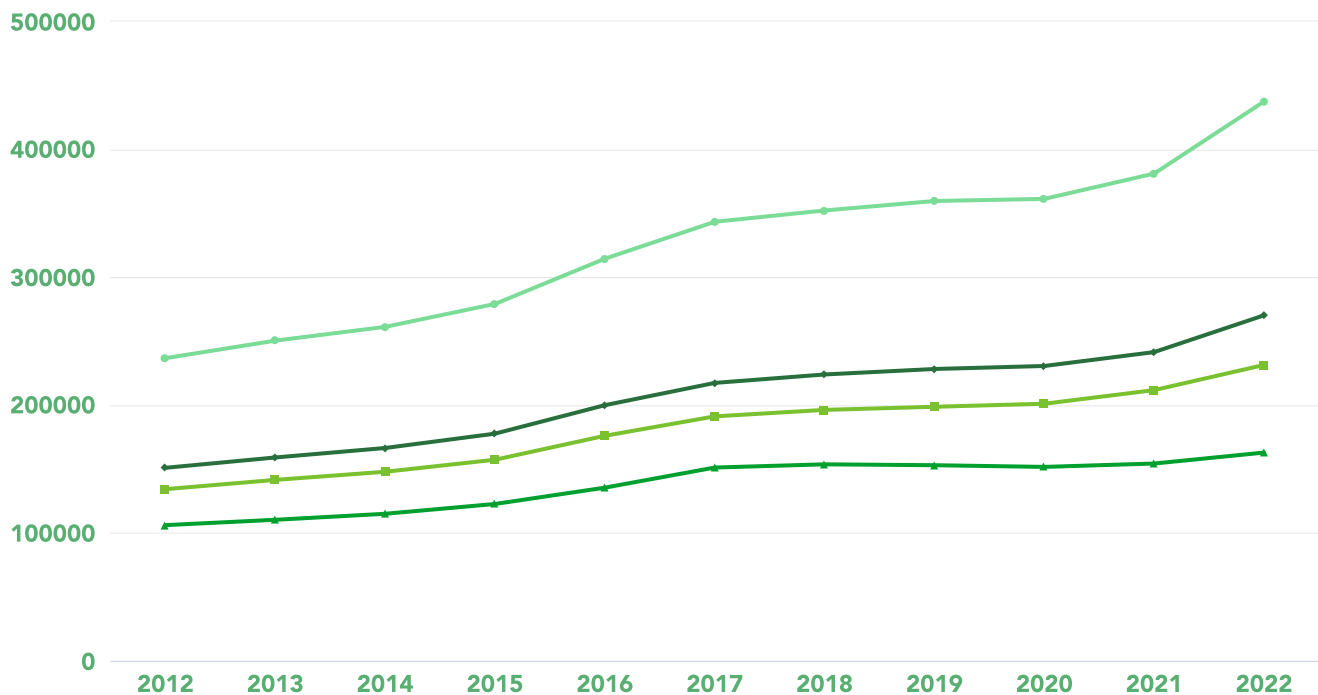
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR PE28

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 53.45%



TERRACED
+ 72.34%



SEMI-DETACHED
+ 78.98%



DETACHED
+ 84.78%

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OLIVER JAMES PROPERTY

About Us

Oliver James was established in 2014 by childhood friends Oliver Huggins and James Hodgson from a 121 sq/ft serviced office in central Huntingdon. Completely self funded and owner operated, we have grown our company since its inception into our first High Street office at 4 Princes Street in 2015, then more recently following the expansion of our lettings arm through the acquisition of Pennington Properties into a central Huntingdon position at 1 George Street, opposite the George Hotel. We are however, still the same independent company, excited and passionate about helping people move home.

Our team all live local, their children go to local schools, shop in local stores and know the local area inside out. We hold the same belief that people come first, we focus on you the customer. We believe that when you get the customer service right the sales will follow. Of course, there i

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TESTIMONIALS

WHAT OUR CLIENTS THINK

Testimonial 1



I recently purchased a house which was being sold by Oliver James Property Sales and I cannot rate their support and service enough.

As I first time buyer, it is fair to say I was clueless about the process but they were always on hand to answer my questions and appease my worries. Genuinely one of the most accommodating businesses and most certainly the most accommodating estate agents, I have ever dealt with.

Truly 5* service!

Testimonial 2

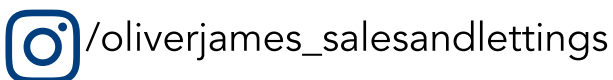


I bought a house through Oliver James estate agents and dealt with Oliver directly. He was extremely professional, responsive and most of all reassuring. I felt he listened to what we needed, worked fast to get us info we needed and was always calm - even when I was not! Bravo to the guy for handling a heavily pregnant (and emotional!) woman trying to buy a house during a pandemic. If we ever sell this dream home, it will be with Oliver.

Testimonial 3



Friendly, helpful, efficient, effective. I highly recommend using this agency!



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DATA QUALITY

Oliver James Property is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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