

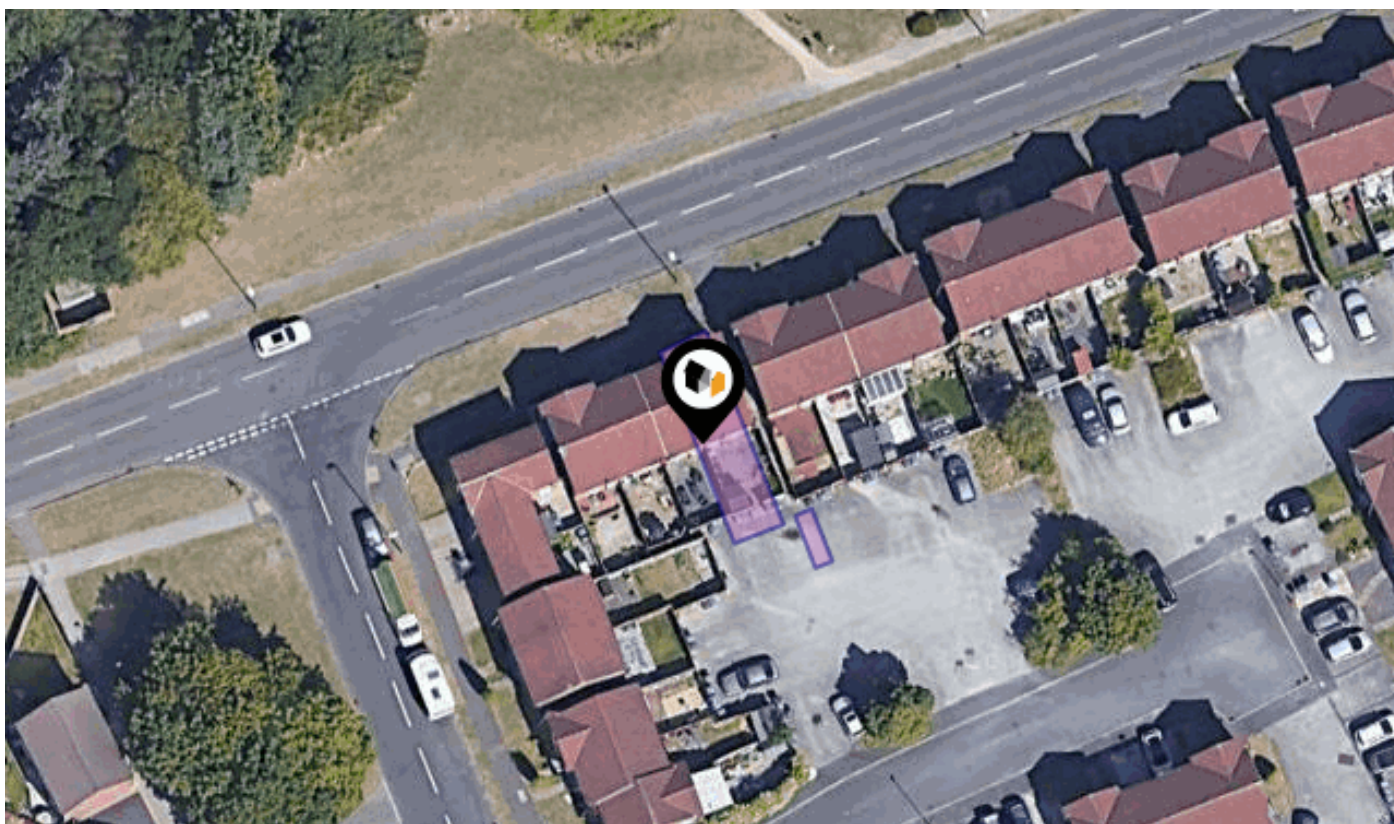


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 29th April 2023



BISHOPS DRIVE, OAKWOOD, DERBY, DE21

Hannells

482 Nottingham Rd, Chaddesden, Derby, DE21 6PF

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Introduction

Our Comments



Key Features:

- > Modern Mid Town House Available With No Upward Chain
- > Ideal First Time Buy/Investment
- > Parking To Rear Elevation
- > EPC Rating D, Freehold
- > Dining Kitchen, Lounge

Property Description:

A neutrally decorated modern mid town house, ideal for the first time buyer or investment purchaser and is available for sale with no upward chain. The property benefits from gas fired central heating, UPVC double glazing and off road parking to the elevation.

In brief the accommodation comprises: UPVC double glazed door to the lounge and modern dining kitchen. To the first floor are two bedrooms and a bathroom with a white three piece suite. Outside, there are gardens to both front and rear elevations and there is off road parking to the rear elevation.

The property is well situated for Oakwood and its range of shops, schools and transport links together with excellent road links for the A52, M1 Motorway and A50 respectively leading to Nottingham East Midlands Airport.

Room Measurements & Details:

Entrance Lobby :

Lounge: 15' 5" x 12' 4" (4.70m x 3.76m)

Dining Kitchen: 12' 4" x 7' 6" (3.76m x 2.28m)

First Floor Landing:

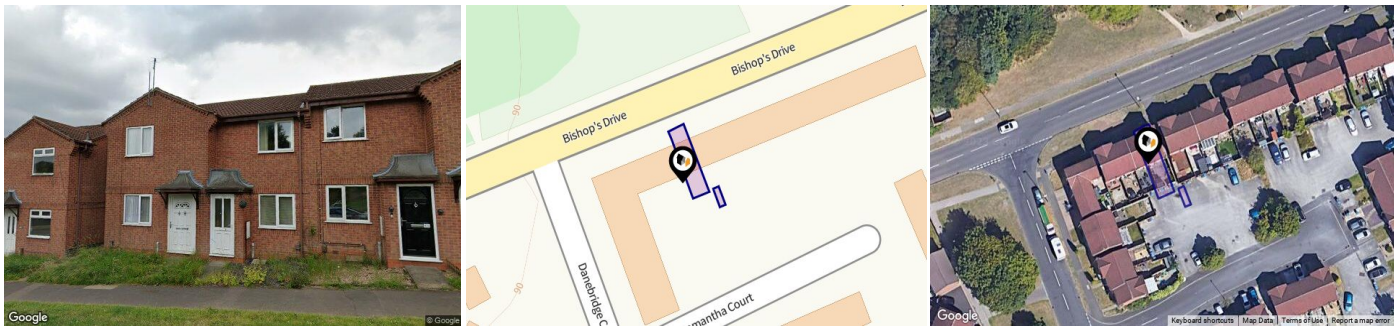
Bedroom One: 12' 2" x 9' 4" (3.71m x 2.84m) (15'1 into recess)

Bedroom Two: 8' 0" x 7' 2" (2.44m x 2.18m)

Bathroom: 8' 0" x 4' 9" (2.44m x 1.45m)

Outside: There are gardens to both front and rear elevations, the front is laid to lawn. The rear garden is enclosed and arranged for ease of maintenance with decorative slate area. There is gated access to the head of the garden which provides access to off road parking.

Property Overview



Property

Type:	Terraced	Last Sold £/ft²:	£206
Bedrooms:	2	Tenure:	Freehold
Floor Area:	592 ft ² / 55 m ²		
Plot Area:	0.02 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,274		
Title Number:	DY224415		
UPRN:	100030290800		

Local Area

Local Authority:	Derby City
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	67 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

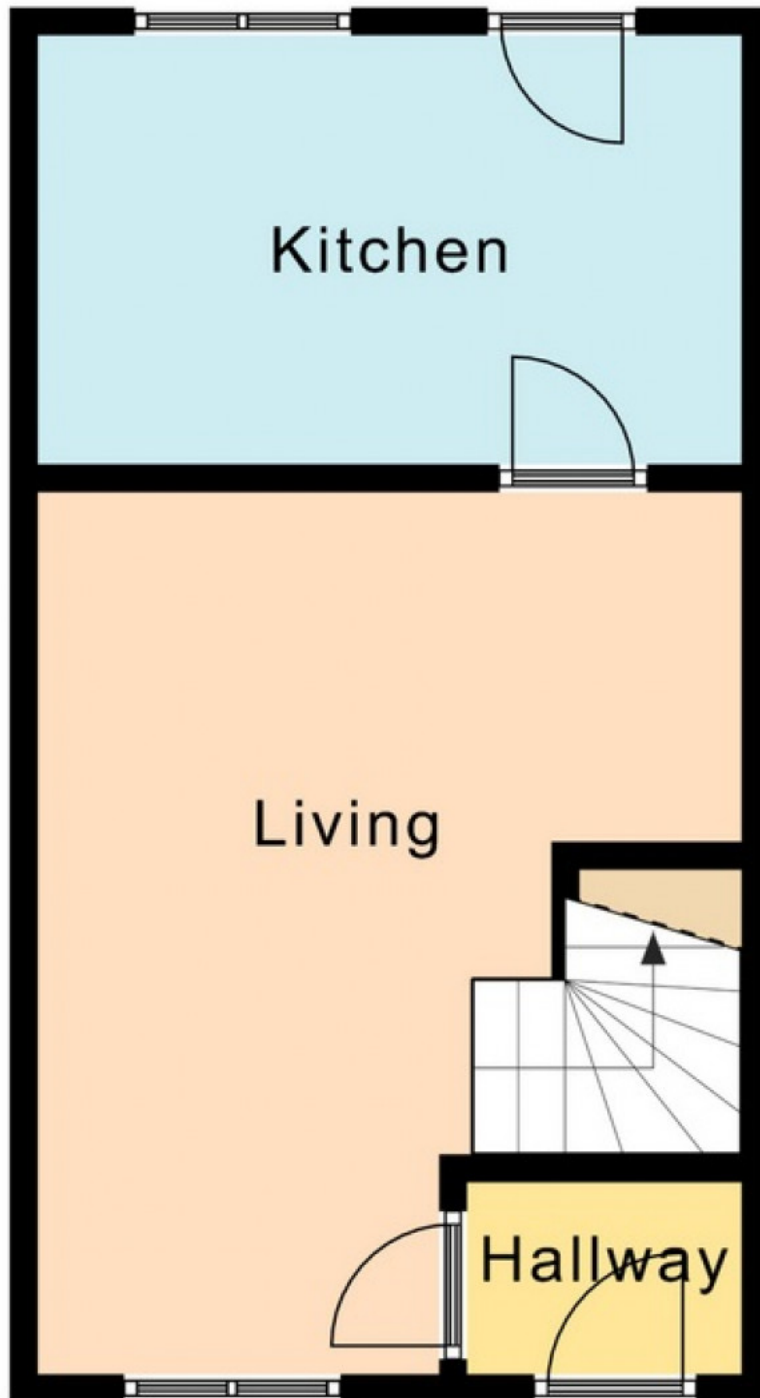


Satellite/Fibre TV Availability:

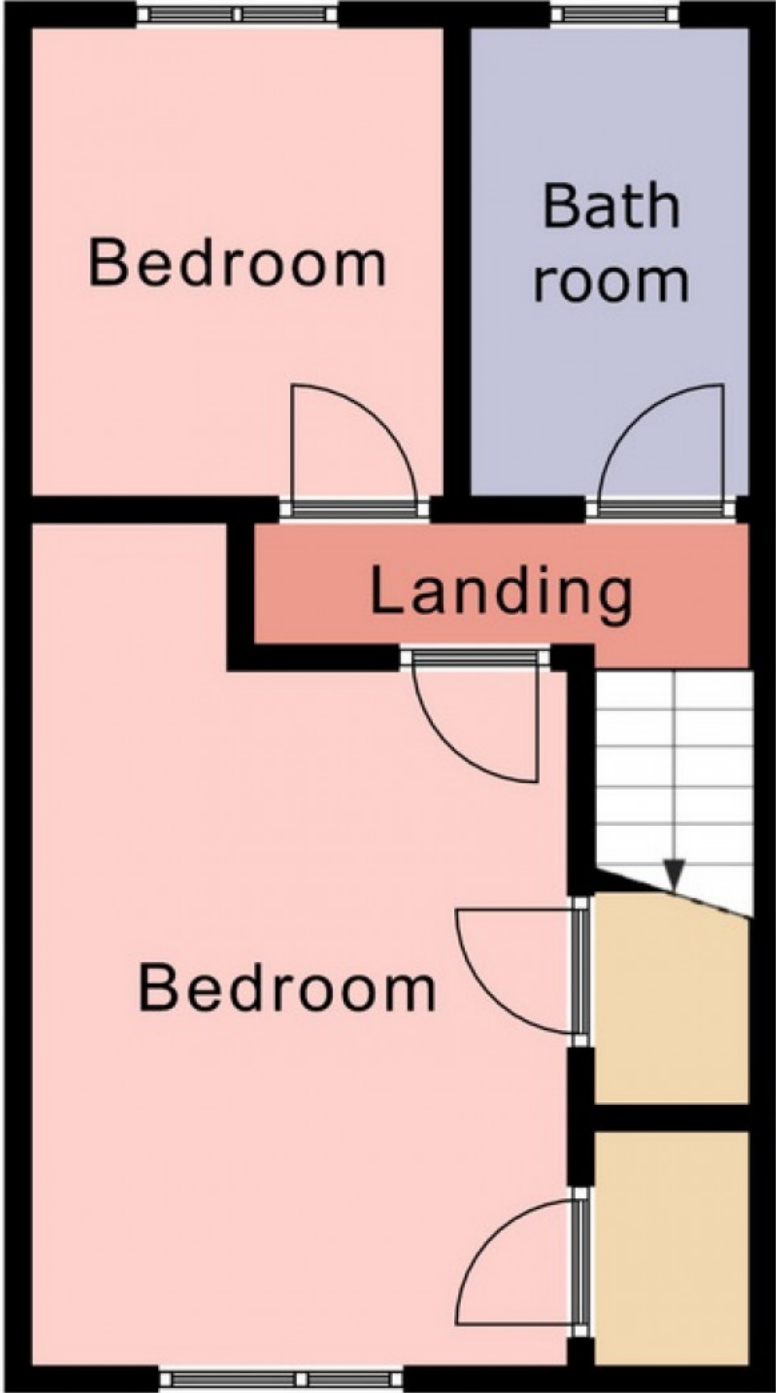




BISHOPS DRIVE, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Bishops Drive, Oakwood, DE21

Energy rating

D

Valid until 05.05.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property

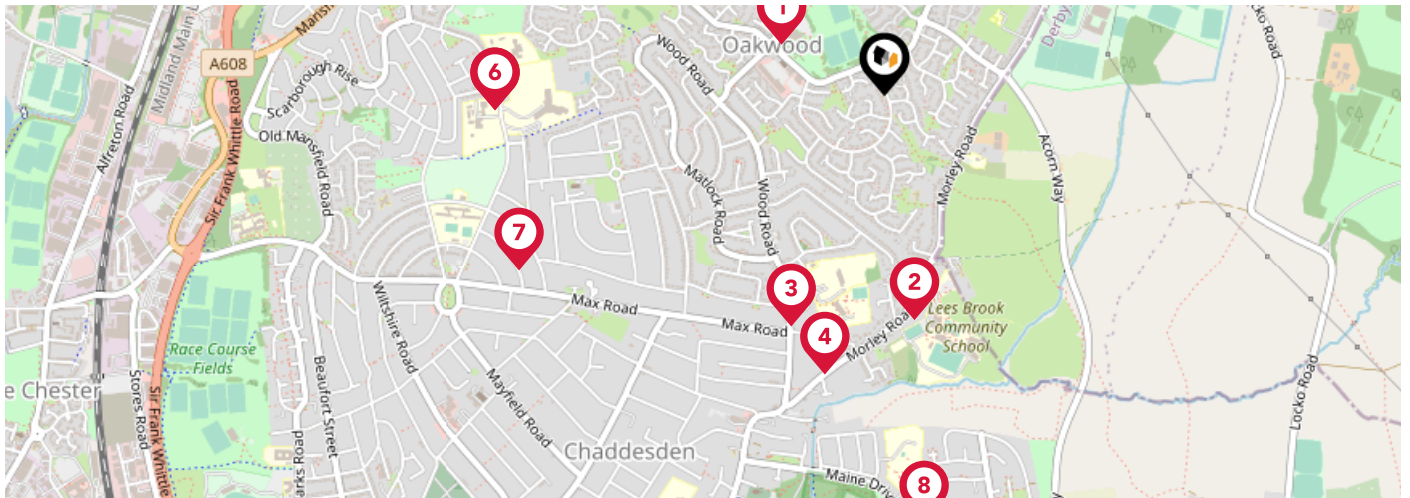
EPC - Additional Data



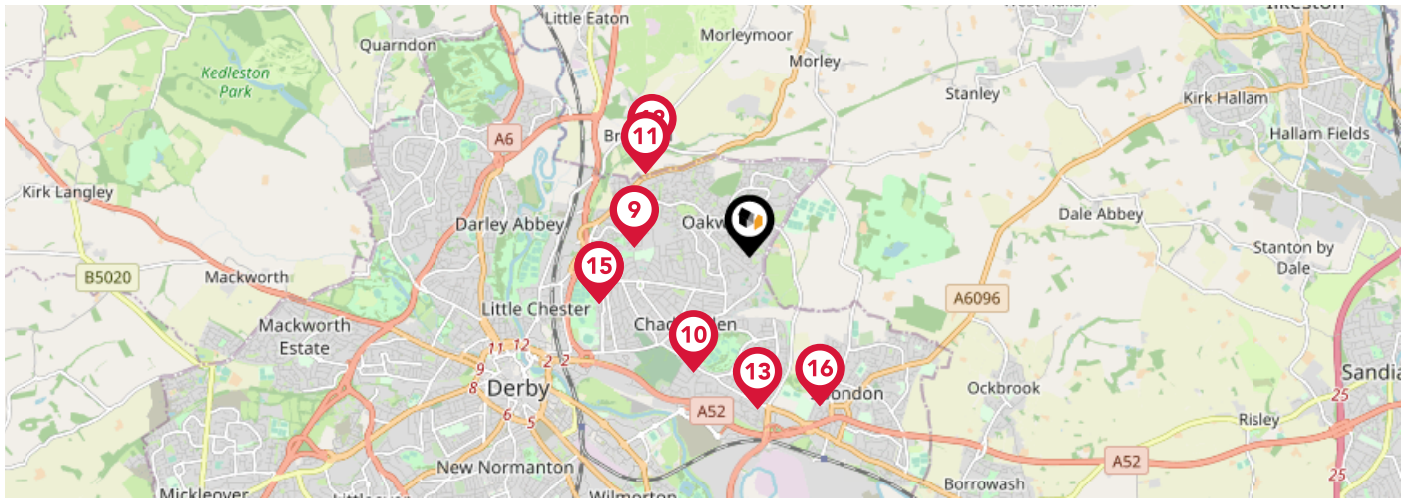
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, loft insulation
Roof Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 57% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	55 m ²

Area Schools

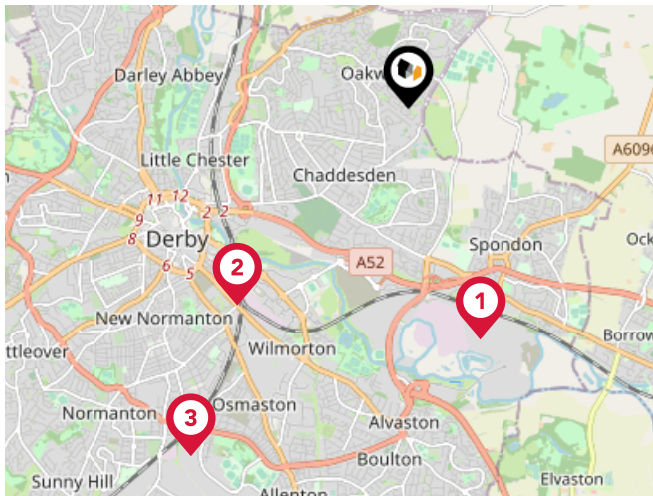


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



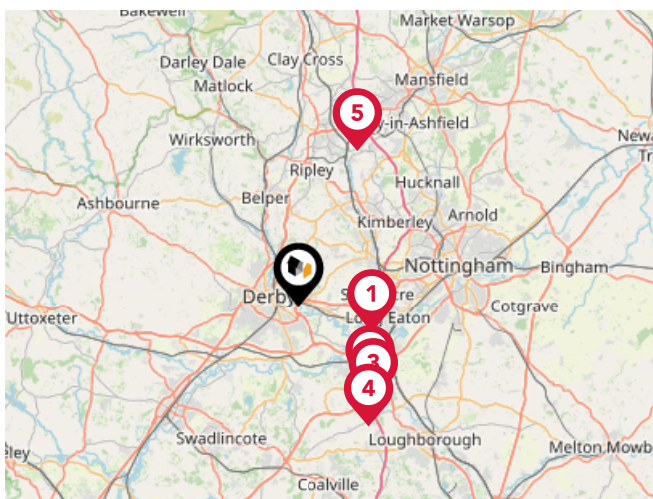
		Nursery	Primary	Secondary	College	Private
	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tuition Services Co Brookside School Ofsted Rating: Not Rated Pupils:0 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



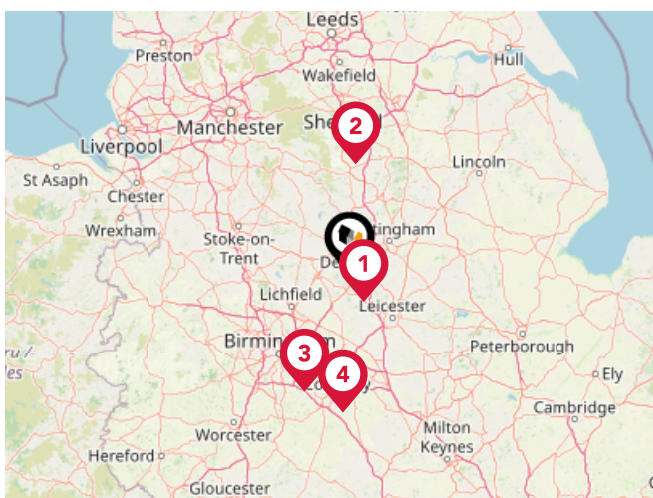
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.15 miles
2	Derby Rail Station	2.33 miles
3	Peartree Rail Station	3.67 miles



Trunk Roads/Motorways

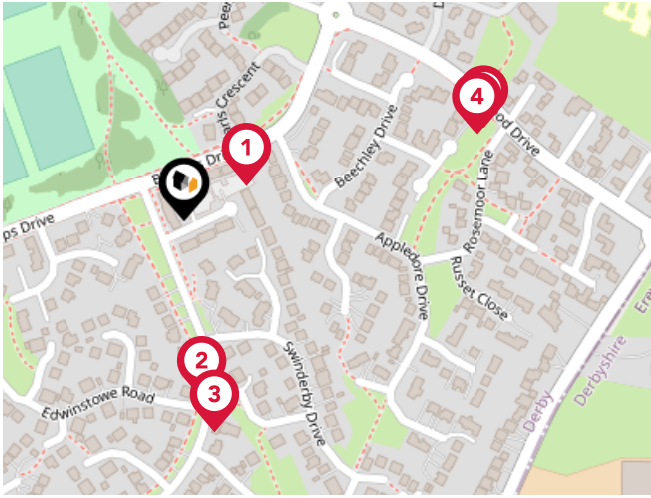
Pin	Name	Distance
1	M1 J25	5.6 miles
2	M1 J24A	7.84 miles
3	M1 J24	8.73 miles
4	M1 J23A	9.94 miles
5	M1 J28	11.84 miles



Airports/Helipads

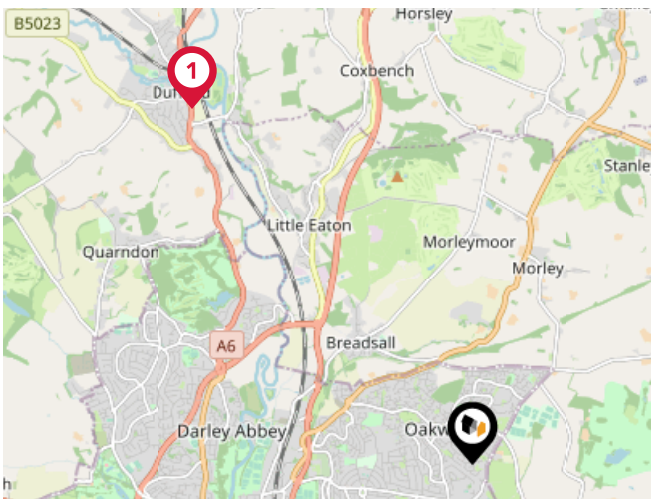
Pin	Name	Distance
1	East Midlands Airport	8.93 miles
2	Sheffield City Airport	31.43 miles
3	Birmingham International Airport	36.14 miles
4	Coventry Airport	39.76 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Appledore Drive	0.04 miles
2	Edwinstowe Road	0.1 miles
3	Edwinstowe Road	0.12 miles
4	Chalfont Square	0.17 miles
5	Chalfont Square	0.18 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.05 miles
2	Toton Lane Tram Stop	7.04 miles
3	Inham Road Tram Stop	7.47 miles

Hannells

About Us



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

Financial Services

Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.



Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3



Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



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Hannells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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