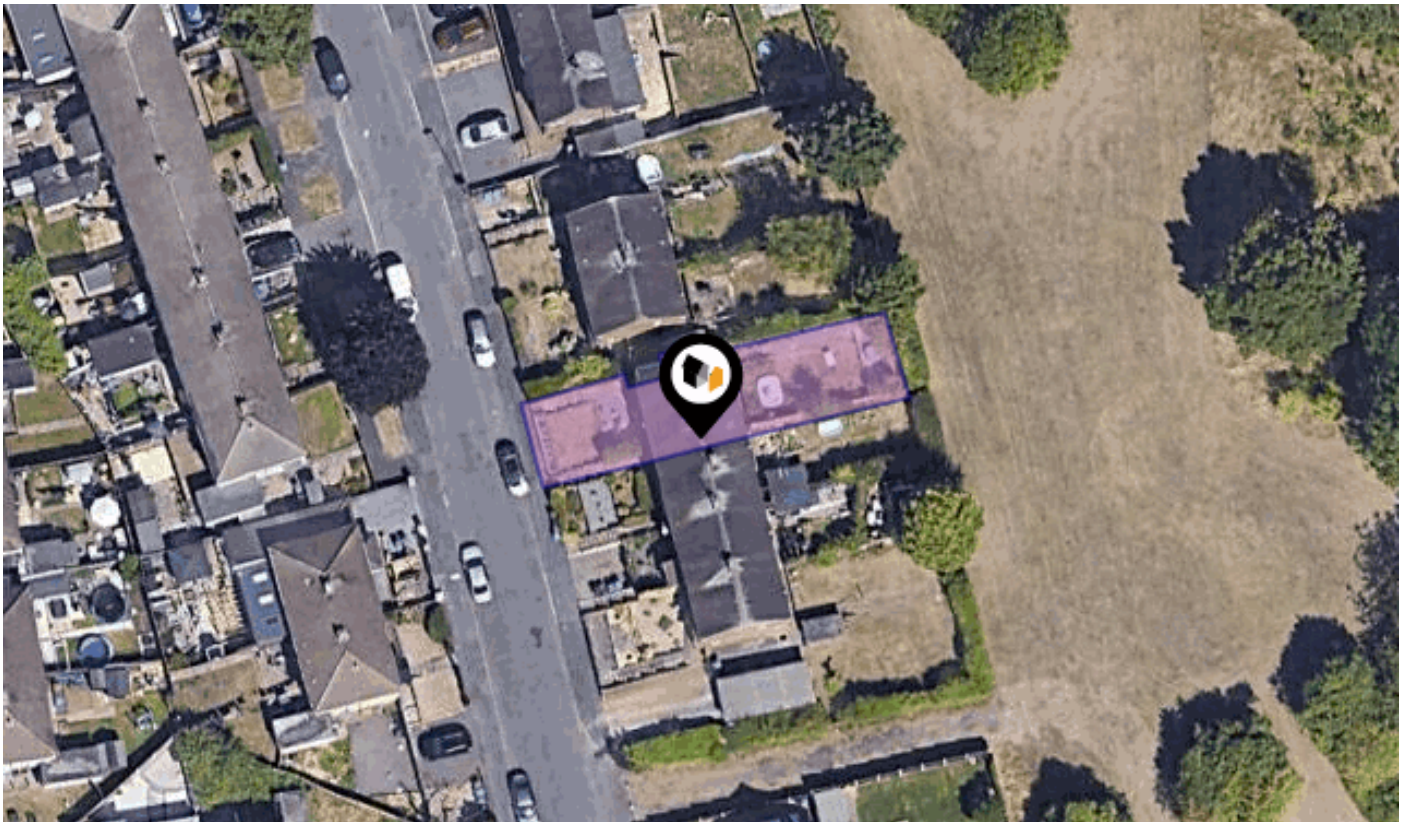




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th May 2024



OREGON WAY, CHADDESSEN, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Well Presented And Appointed End Terrace Home
- > Ideal For The First Time Buyer Or Growing Family
- > Early Viewing Highly Recommended
- > Awaiting EPC Rating, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A well appointed and presented end terrace home, perfect for the first time buyers or growing family and occupying a popular location conveniently situated for Spondon, Chaddesden and excellent road links. The property is set back from the road and benefits from three bedrooms and a pleasant and private rear garden. An early viewing is highly recommended.

The property benefits from UPVC double glazing and gas central heating by way of a combination boiler and the accommodation in brief comprises; entrance lobby, pleasant lounge opening through to a fitted breakfast kitchen with two useful storage cupboards. To the first floor the landing provides access to three bedrooms (two double) and refitted bathroom with a three piece suite. Outside, the property is set back from Oregon Way and has pleasant gardens to both front and rear elevations, the rear enjoys a degree of privacy.

Oregon Way is well situated for Chaddesden and Spondon respectively which offer a range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport. An early viewing is highly recommended.

Room Measurement & Details

Entrance Lobby:

Lounge: (14'3" x 12'5") 4.34 x 3.78

Fitted Breakfast Kitchen: (15'6" x 7'8") 4.72 x 2.34

First Floor Landing (with access to loft space with ladder, boarding and light):

Double Bedroom One: (11'5" x 9'6") 3.48 x 2.90

Double Bedroom Two: (10'8" x 9'2") 3.25 x 2.79

Bedroom Three: (7'9" x 6'3") 2.36 x 1.90

Refitted Bathroom: (5'9" x 5'4") 1.75 x 1.63

Outside: The property is set well back from Oregon Way and has a lawned garden to the front elevation. There is a useful enclosed store to the side elevation incorporating a brick built workshop with light and power. There is a pleasant and enclosed mature rear garden which enjoys a degree of privacy and is laid mainly to lawn.

Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 699 ft² / 65 m²
Plot Area: 0.06 acres
Year Built : 1950-1966
Council Tax : Band A
Annual Estimate: £1,405
Title Number: DY92256
UPRN: 100030344384

Last Sold £/ft²: £164
Tenure: Freehold

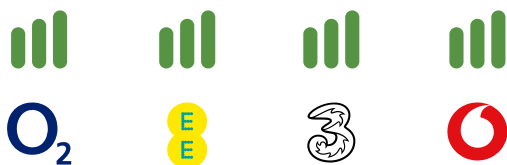
Local Area

Local Authority: Derby city
Conservation Area: No
Flood Risk:
• Rivers & Seas No Risk
• Surface Water Very Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s
35 mb/s
1000 mb/s

Mobile Coverage:
(based on calls indoors)

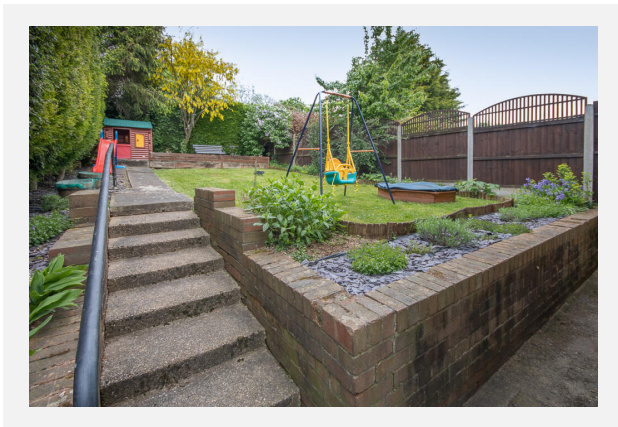
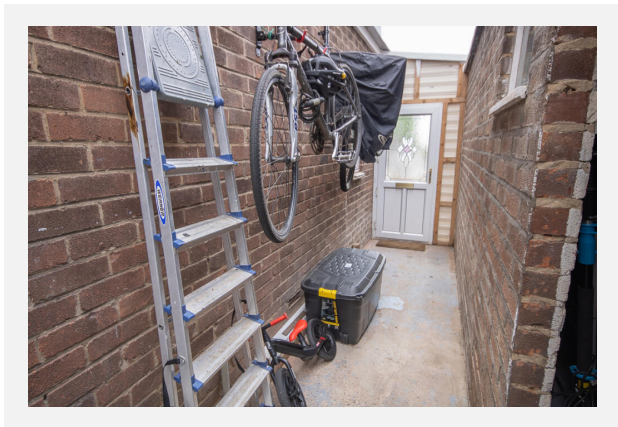
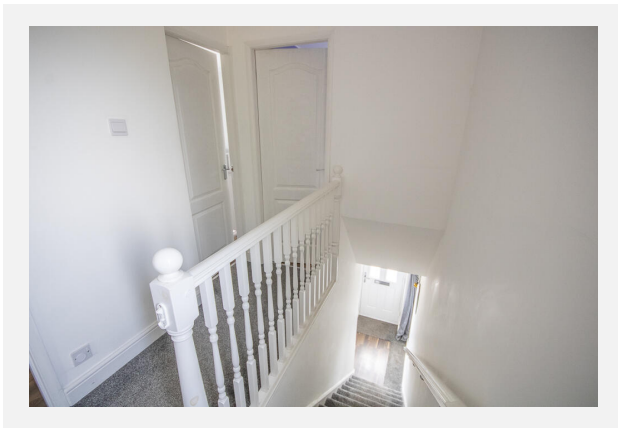
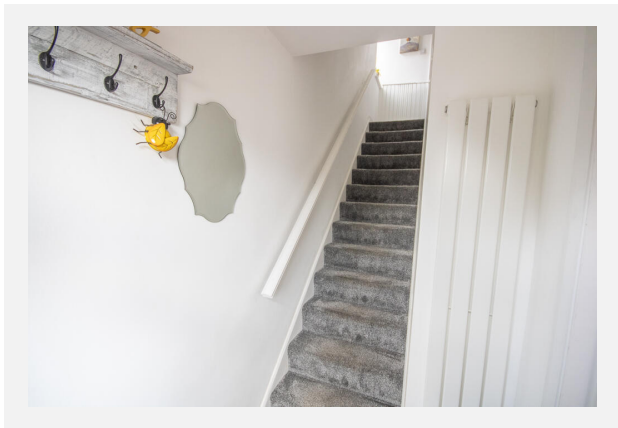
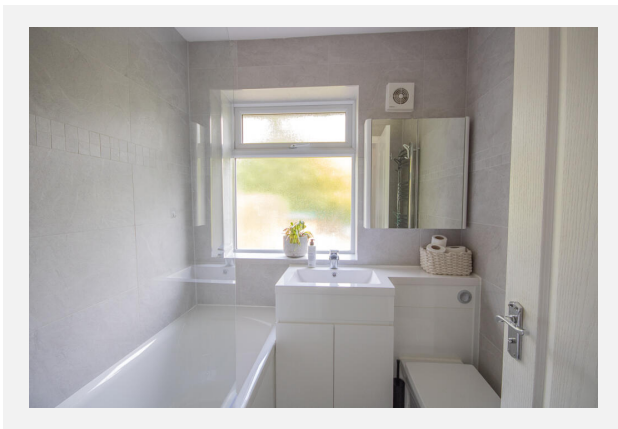
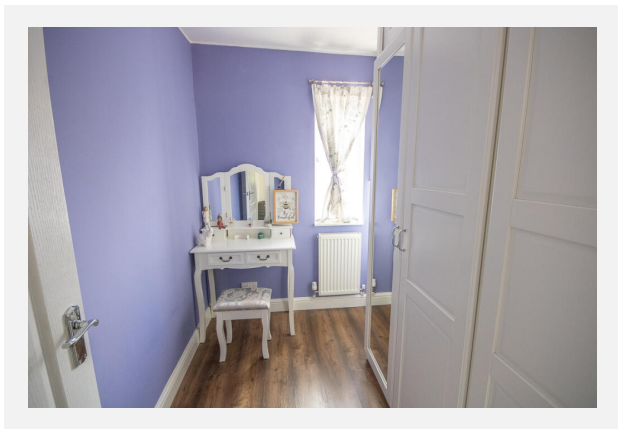


Satellite/Fibre TV Availability:

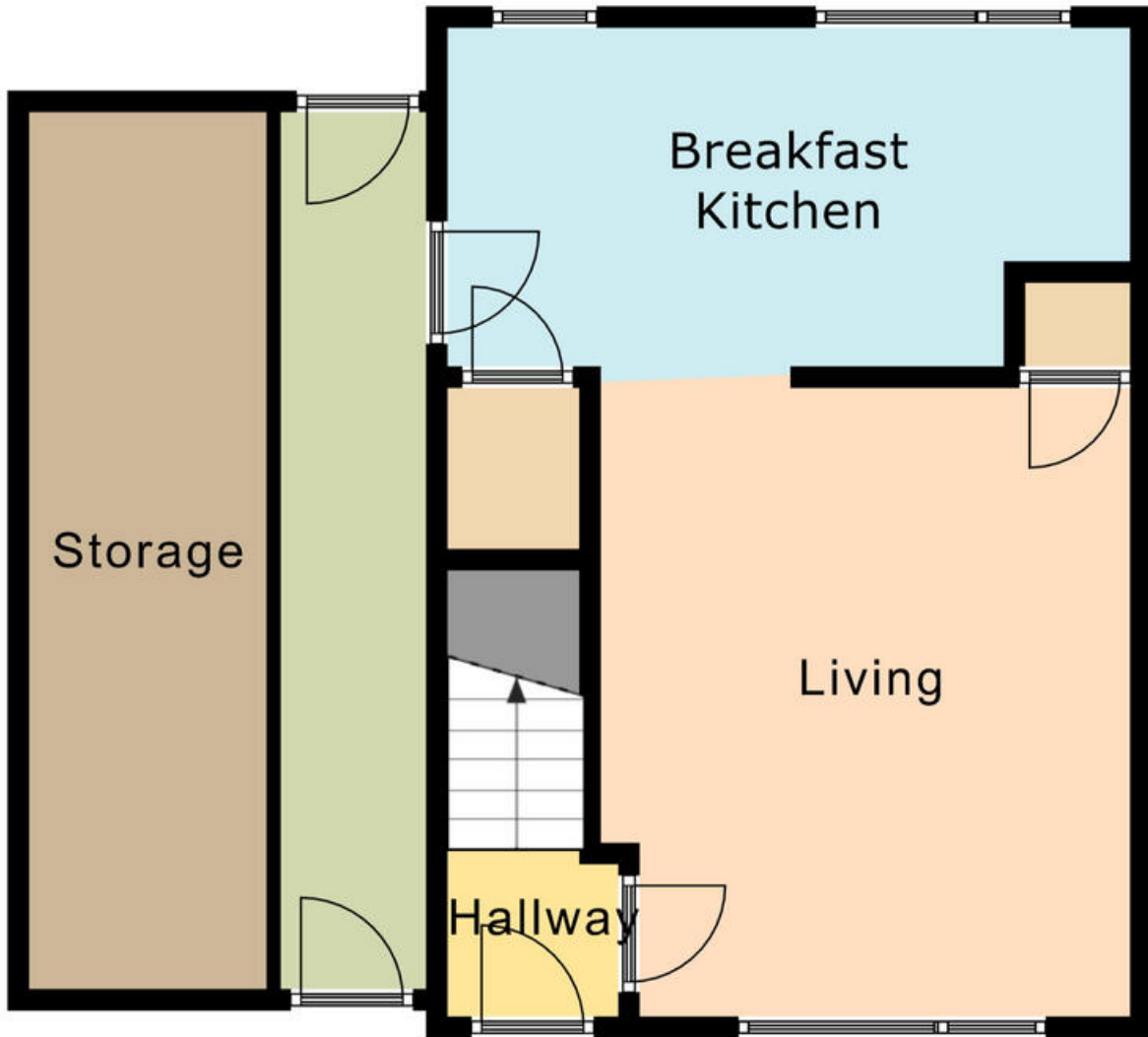




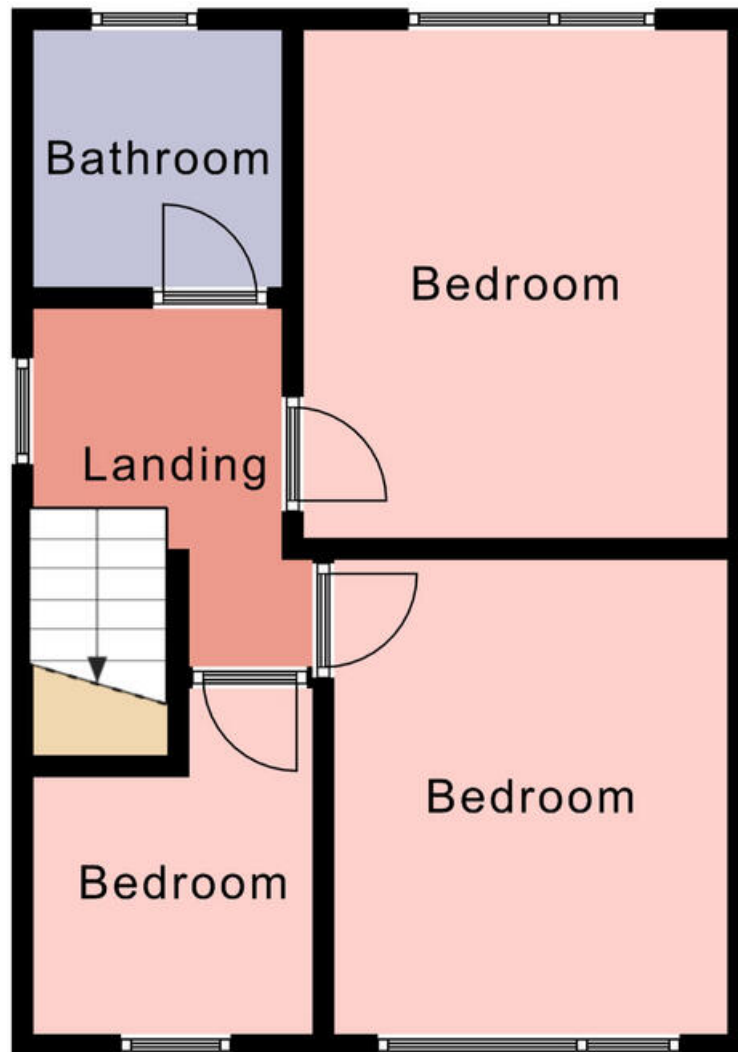
Gallery Photos



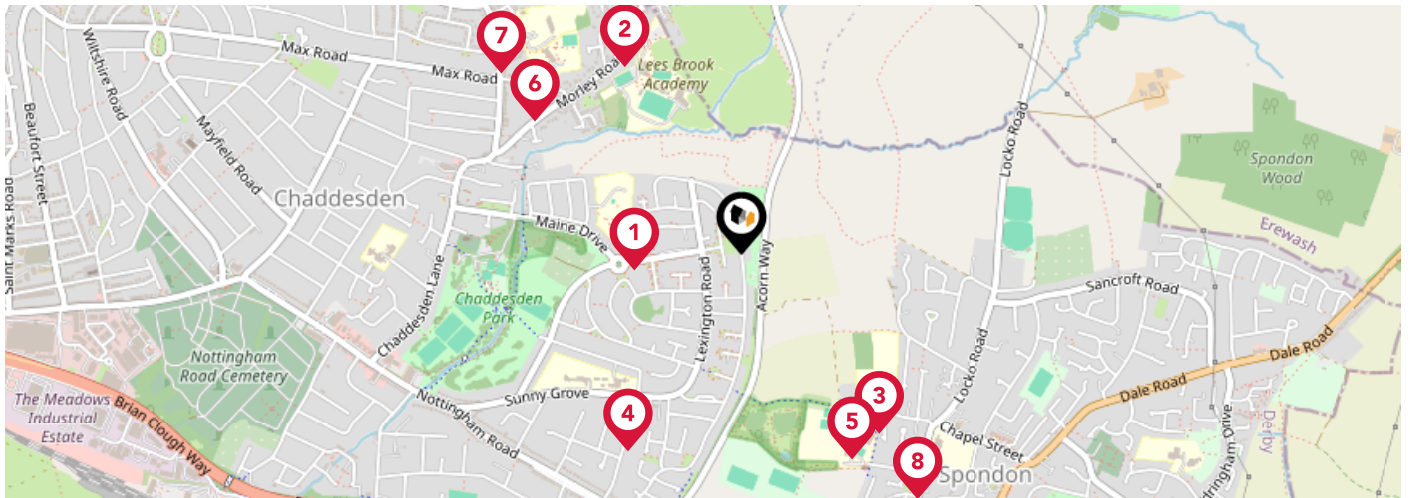
OREGON WAY, CHADDESSEN, DERBY, DE21



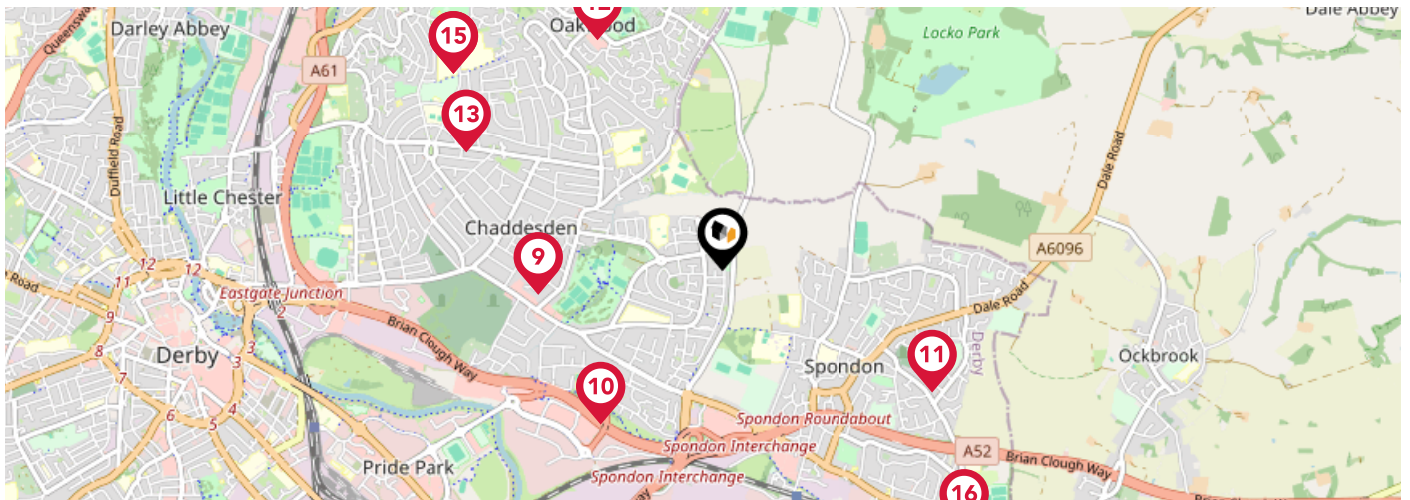
OREGON WAY, CHADDESSEN, DERBY, DE21



Area Schools

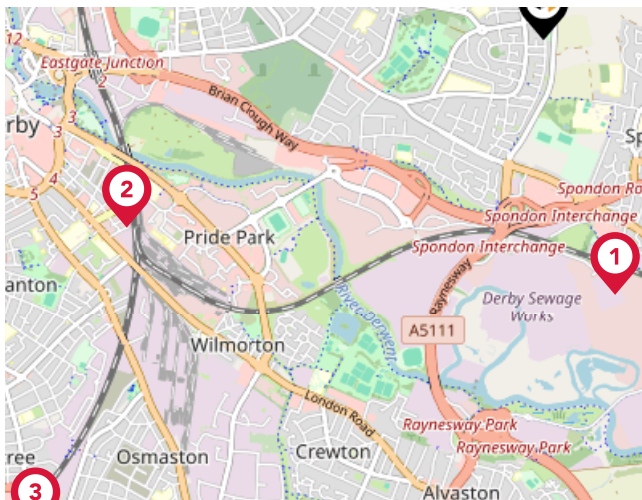


		Nursery	Primary	Secondary	College	Private
1	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



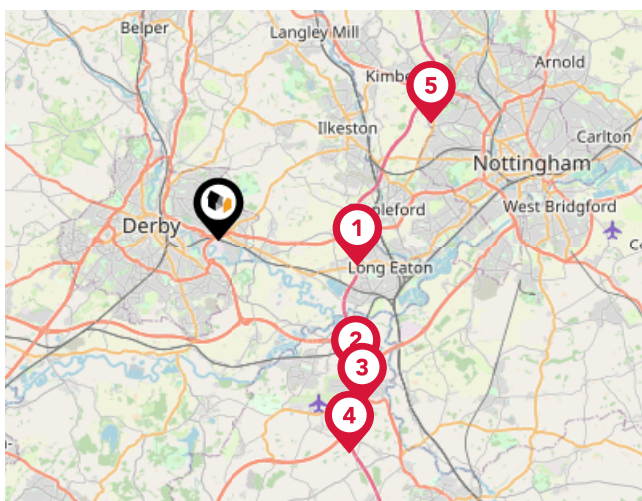
		Nursery	Primary	Secondary	College	Private
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



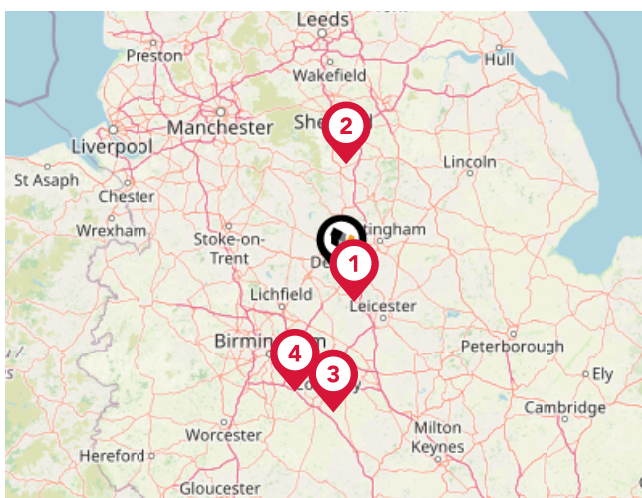
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.18 miles
2	Derby Rail Station	2.04 miles
3	Peartree Rail Station	3.15 miles



Trunk Roads/Motorways

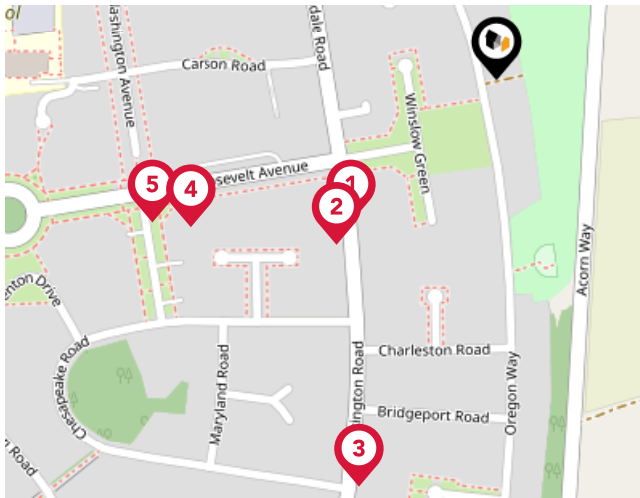
Pin	Name	Distance
1	M1 J25	5.05 miles
2	M1 J24A	6.95 miles
3	M1 J24	7.81 miles
4	M1 J23A	8.98 miles
5	M1 J26	8.7 miles



Airports/Helipads

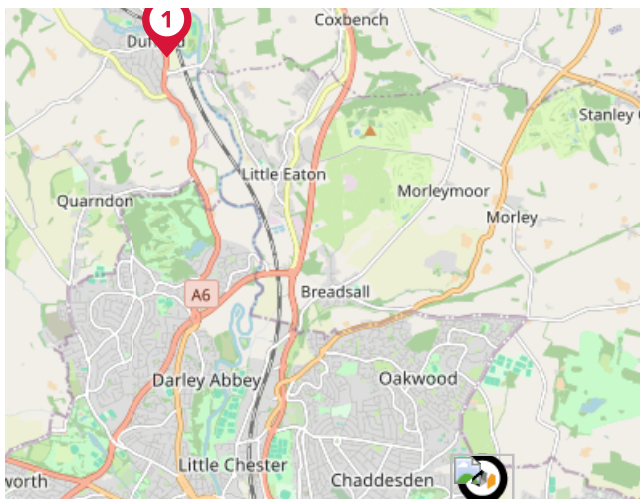
Pin	Name	Distance
1	East Midlands Airport	7.96 miles
2	Sheffield City Airport	32.33 miles
3	Coventry Airport	38.86 miles
4	Birmingham International Airport	35.41 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Winslow Green	0.11 miles
2	Winslow Green	0.13 miles
3	Chesapeake Road	0.24 miles
4	Roosevelt Avenue	0.19 miles
5	Roosevelt Avenue	0.21 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.98 miles
2	Toton Lane Tram Stop	6.56 miles
3	Inham Road Tram Stop	7.01 miles



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

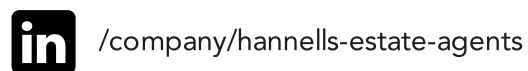
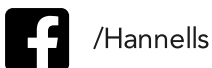


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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.



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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

