

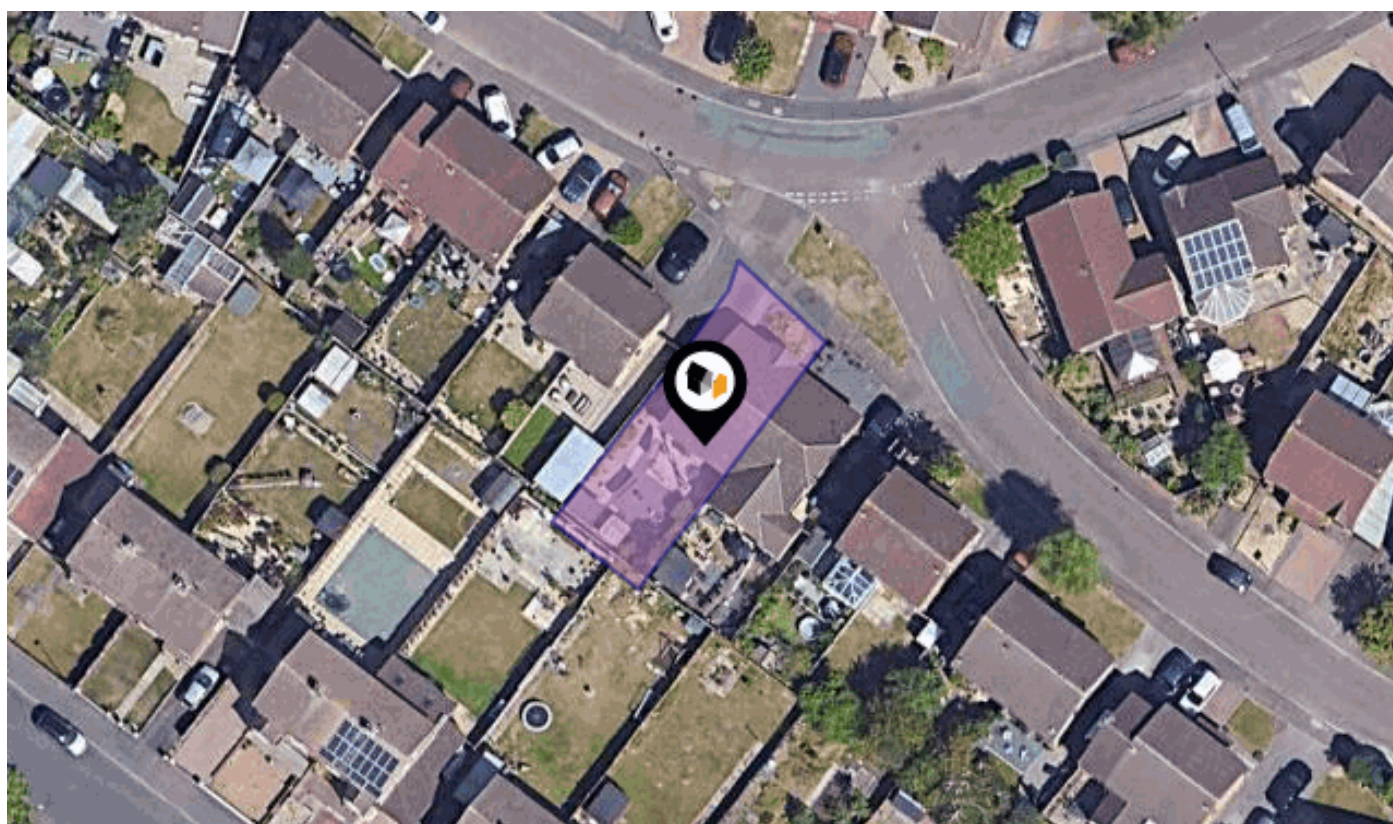


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21<sup>st</sup> May 2024



## FISKERTON WAY, OAKWOOD, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Two-Bedroom, Semi-Detached Bungalow
- > No Upward Chain
- > Maintenance-Free Gardens To Front And Rear, Off Road Parking
- > Awaiting EPC Rating, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

A two-bedroom, semi-detached bungalow in the heart of Oakwood and being conveniently situated for Oakwood shopping centre. There are maintenance-free gardens to both front and rear together with a driveway providing off road parking. The property is available with no upward chain.

The property benefits from from uPVC double glazing and gas central heating and briefly comprises:- reception hallway with useful built-in storage cupboard, lounge/dining room, inner lobby, two bedrooms and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations, both of which are arranged for ease of maintenance and a driveway provides off road parking.

Fiskerton Way is well situated for Oakwood and its range of amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Entrance Hallway With Double Cloaks Cupboard:

Kitchen: (11'0" x 7'3") 3.35 x 2.21

Lounge/Dining Room: (16'3" x 12'0") 4.95 x 3.66

Inner Hallway:

Bedroom One (With Fitted Wardrobes): (12'8" x 9'0") 3.86 x 2.74

Bedroom Two: (10'2" x 8'4") 3.10 x 2.54

Bathroom: (6'7" x 6'7") 2.01 x 2.01

Outside:

There are gardens to both front and rear elevations, the front incorporates a driveway providing off road parking. There is gated access to the side elevation which leads in-turn to the enclosed rear garden which is arranged for ease of maintenance having a paved patio area, coloured slate area and garden shed.

# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£193
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	559 ft <sup>2</sup> / 52 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,639		
<b>Title Number:</b>	DY215176		
<b>UPRN:</b>	100030314886		

## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Satellite/Fibre TV Availability:



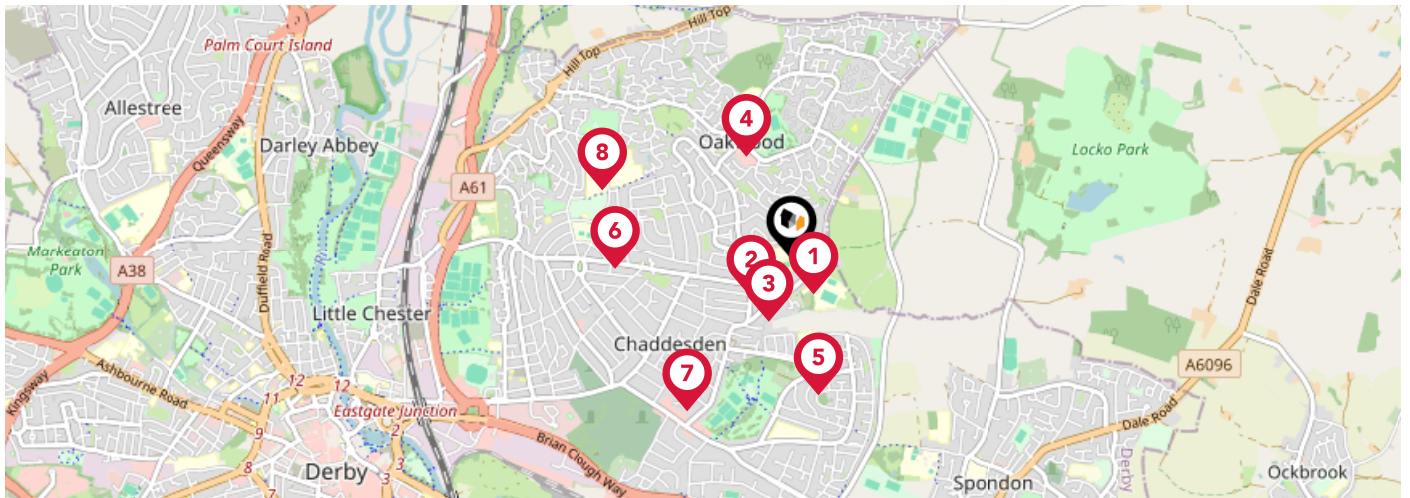


# Gallery Photos



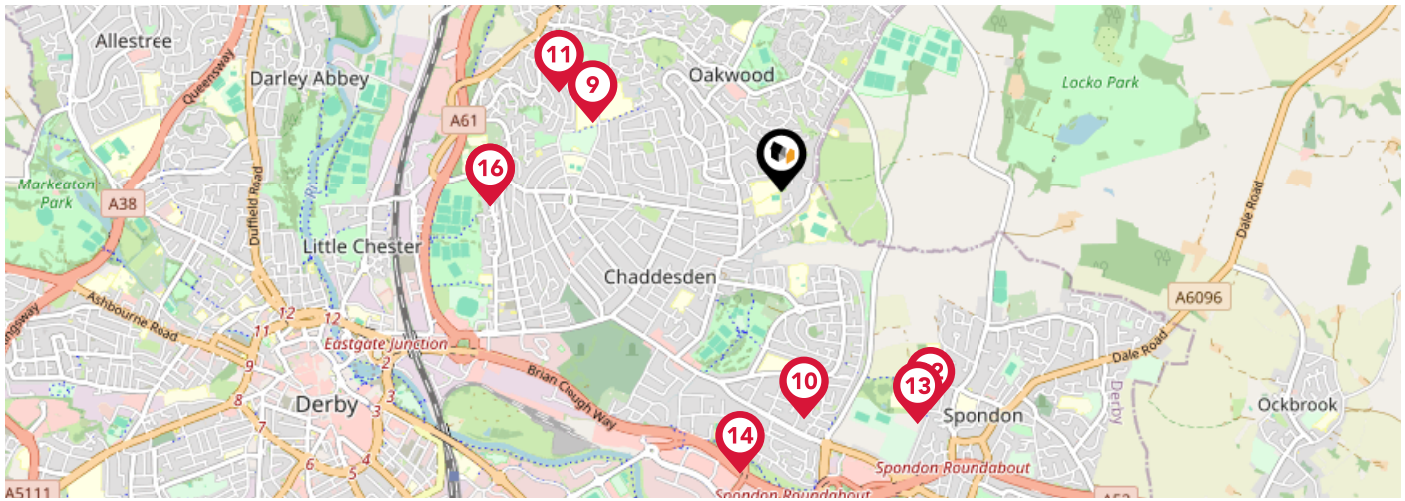
**FISKERTON WAY, OAKWOOD, DERBY, DE21**





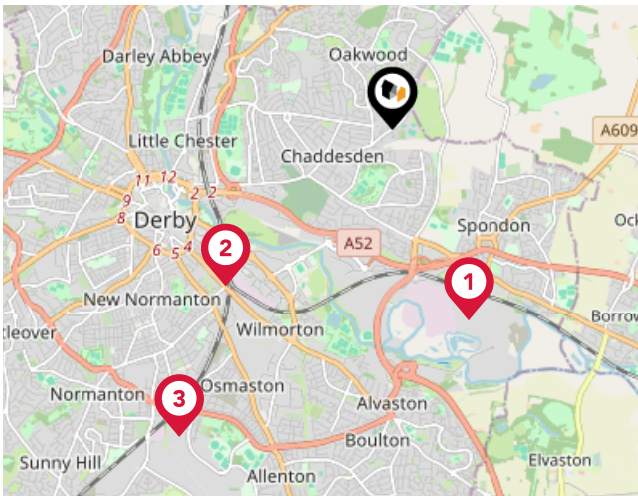
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Lees Brook Community School</b></p> <p>Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Cavendish Close Infant School</b></p> <p>Ofsted Rating: Good   Pupils: 316   Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Cavendish Close Junior Academy</b></p> <p>Ofsted Rating: Good   Pupils: 297   Distance:0.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Parkview Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 243   Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Chaddesden Park Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 367   Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Roe Farm Primary School</b></p> <p>Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>St Alban's Catholic Voluntary Academy</b></p> <p>Ofsted Rating: Good   Pupils: 353   Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Breadsall Hill Top Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 417   Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





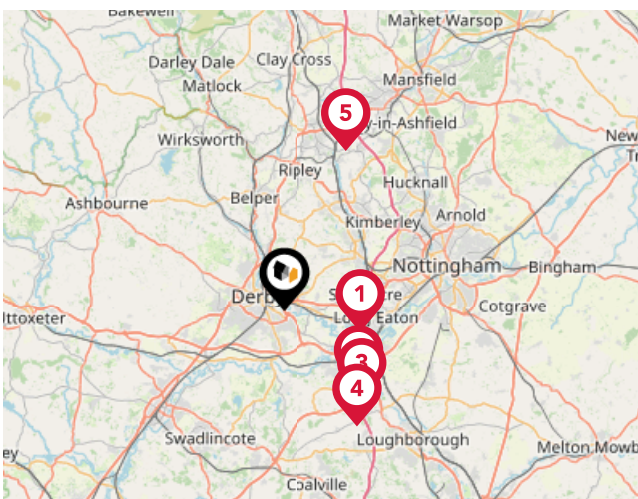
		Nursery	Primary	Secondary	College	Private
	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1362   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beaufort Community Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles' School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



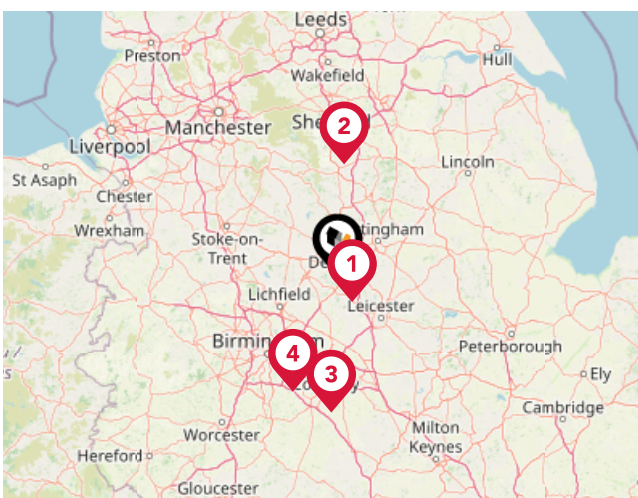
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.84 miles
2	Derby Rail Station	2.06 miles
3	Peartree Rail Station	3.36 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.53 miles
2	M1 J24A	7.61 miles
3	M1 J24	8.48 miles
4	M1 J23A	9.66 miles
5	M1 J28	12.18 miles

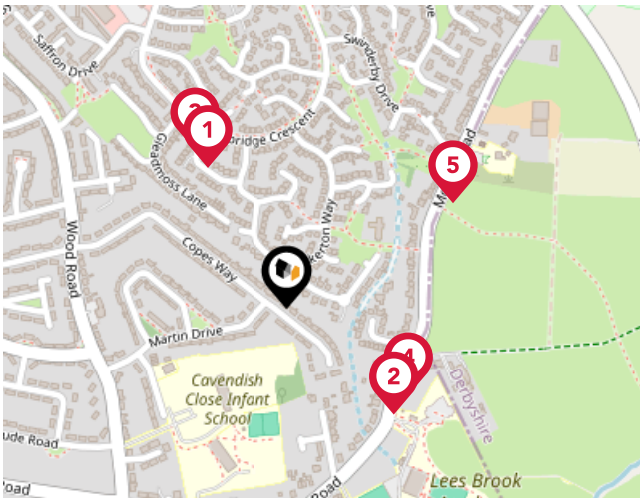


## Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	8.63 miles
2	Sheffield City Airport	31.78 miles
3	Coventry Airport	39.41 miles
4	Birmingham International Airport	35.81 miles

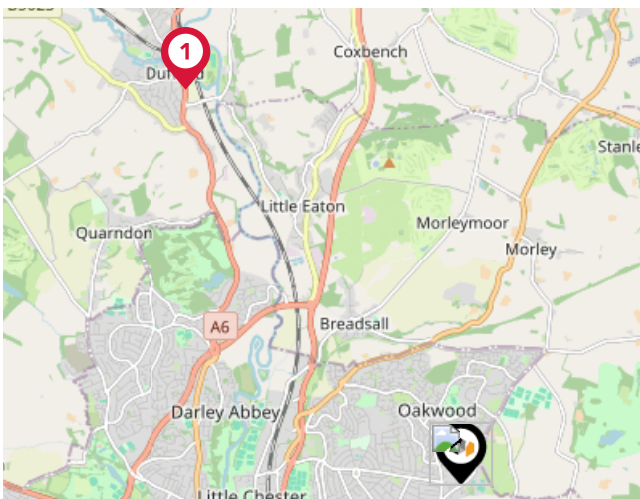


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Danebridge Crescent	0.18 miles
2	Morley Gardens	0.17 miles
3	Danebridge Crescent	0.2 miles
4	Morley Gardens	0.17 miles
5	Besthorpe Close	0.22 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.31 miles
2	Toton Lane Tram Stop	7 miles
3	Inham Road Tram Stop	7.43 miles



## Hannells

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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

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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

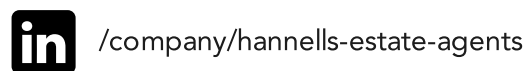
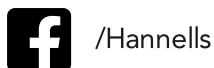


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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

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