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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th June 2024

BISHOPS DRIVE, OAKWOOD, DERBY, DE21

Hannells

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The Property Ombudsman

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Introduction
Our Comments

Useful Information:

> Well Maintained And Presented Semi Detached Home

> Excellent First Time Buy, No Upward Chain

> Pleasant Southerly-Facing Rear Garden, Off Road Parking

> EPC Rating D, Standard Construction

> Council Tax Band A, Freehold

Property Description

A well-maintained and presented semi-detached home set back from Bishops Drive and ideal for the first time buyer. The property benefits from two double bedrooms, pleasant southerly-facing rear garden and off-road parking for two vehicles. An early viewing is recommended and is offered with no upward chain.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance hall area with door to lounge and fitted breakfast kitchen with in-built oven and hob. To the first floor the landing provides access to two double bedrooms and bathroom with a three piece suite.

Outside, there are pleasant gardens to both front and rear elevations together with a driveway adjacent to the property for two vehicles.

Room Measurement & Details

Entrance Hallway with door leading to:-

Lounge: (18'1" x 11'9") 5.51 x 3.58

Fitted Breakfast Kitchen: (11'8" x 8'4") 3.56 x 2.54

First Floor Landing:

Bedroom One: (10'5" x 9'5") 3.17 x 2.87

Bedroom Two: (11'9" x 8'6") 3.58 x 2.59

Bathroom: (7'3" x 5'5") 2.21 x 1.65

Outside:

There are pleasant gardens to both front and rear elevations, the front is laid mainly to lawn with mature borders. The enclosed rear garden has a paved patio with shaped lawned area beyond with flower and shrub borders. Cold water tap and garden shed.

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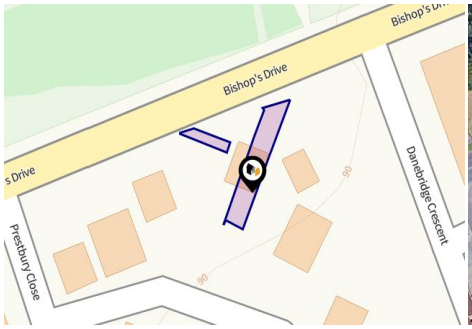
Property
Overview



Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	645 ft^2 / 60 m^2		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY124991		

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)

1	69	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos

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Gallery
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Gallery
Floorplan

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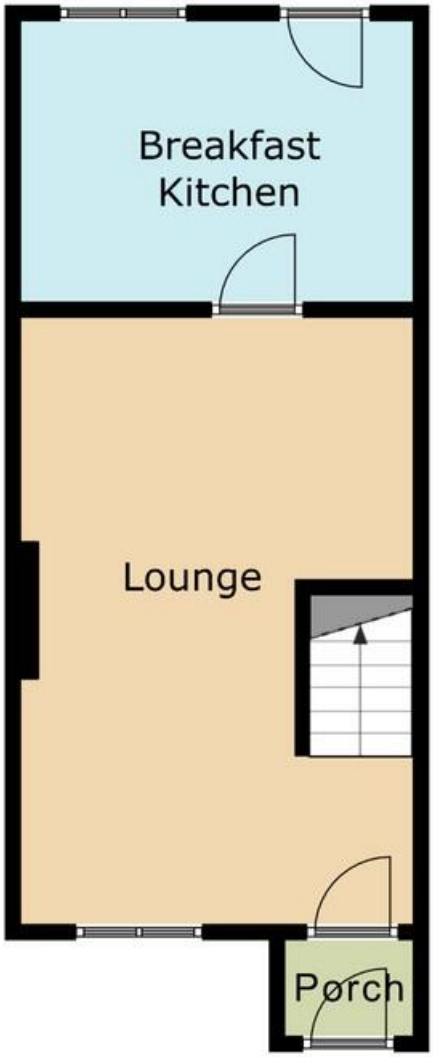

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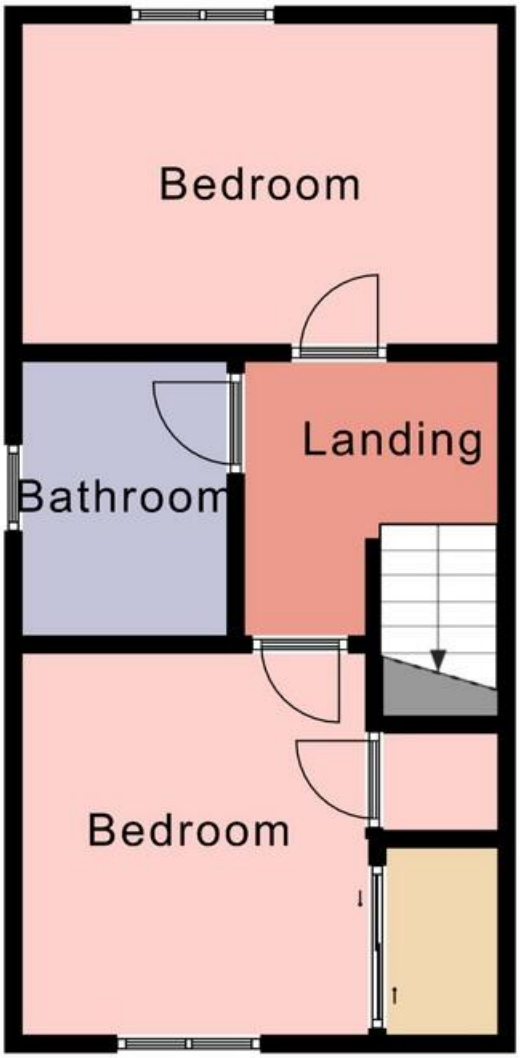
Gallery
Floorplan

BISHOPS DRIVE, OAKWOOD, DERBY, DE21



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Property
EPC - Certificate

Bishops Drive, Oakwood, DE21

Energy rating

D

Valid until 27.01.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 | B
69-80	C		
55-68	D	56 | D	
39-54	E		
21-38	F		
1-20	G		

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Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	ECO assessment
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 86% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	60 m^2

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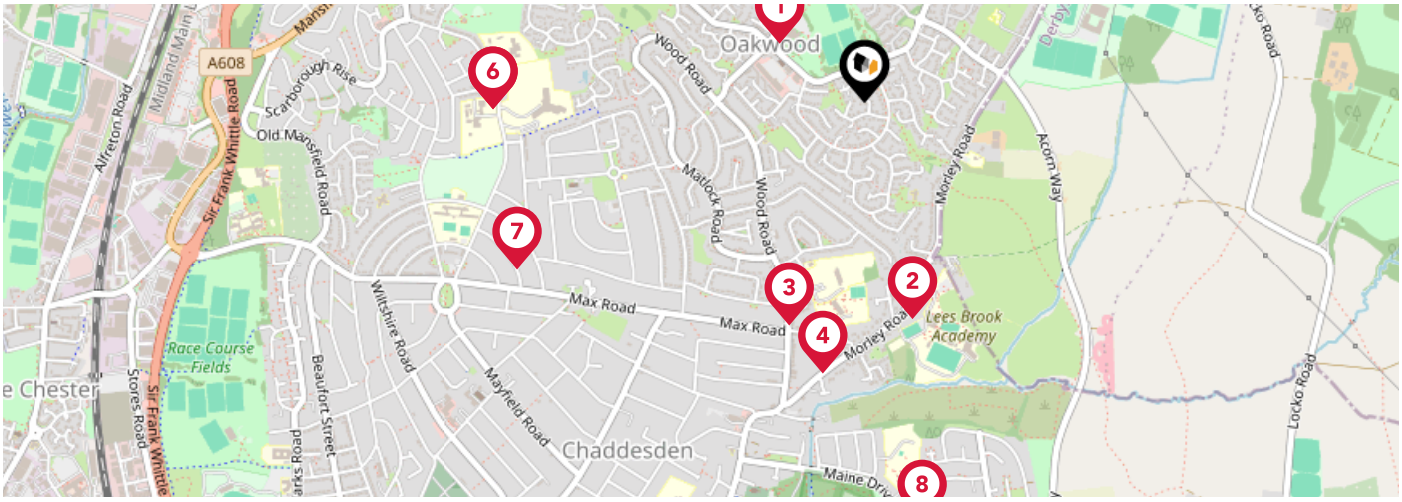
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Parkview Primary School** Ofsted Rating: Good | Pupils: 243 | Distance:0.23		✓			
2	**Lees Brook Community School** Ofsted Rating: Requires Improvement | Pupils: 1105 | Distance:0.5			✓		
3	**Cavendish Close Infant School** Ofsted Rating: Good | Pupils: 316 | Distance:0.53		✓			
4	**Cavendish Close Junior Academy** Ofsted Rating: Good | Pupils: 297 | Distance:0.61		✓			
5	**Breadsall Hill Top Primary School** Ofsted Rating: Good | Pupils: 417 | Distance:0.83		✓			
6	**Da Vinci Academy** Ofsted Rating: Good | Pupils: 639 | Distance:0.83			✓		
7	**Roe Farm Primary School** Ofsted Rating: Requires Improvement | Pupils: 437 | Distance:0.86		✓			
8	**Chaddesden Park Primary School** Ofsted Rating: Good | Pupils: 367 | Distance:0.95		✓			

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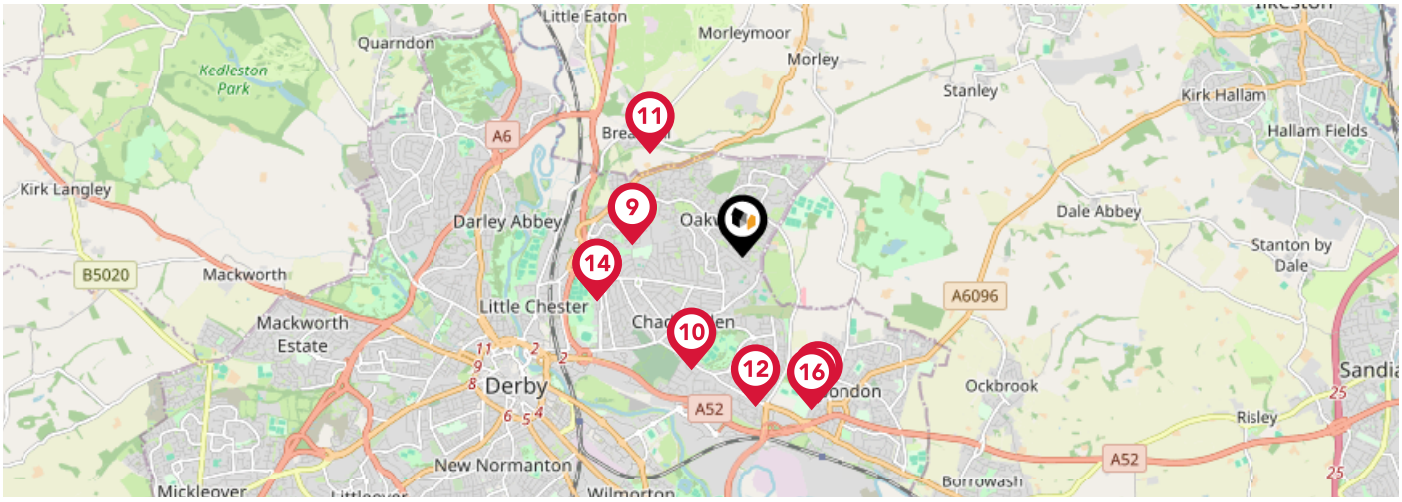
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**St Andrew's Academy** Ofsted Rating: Good | Pupils: 104 | Distance:0.99	☐	☐	☑	☐	☐
10	**St Alban's Catholic Voluntary Academy** Ofsted Rating: Good | Pupils: 353 | Distance:1.1	☐	☑	☐	☐	☐
11	**Breadsall CofE VC Primary School** Ofsted Rating: Good | Pupils: 111 | Distance:1.25	☐	☑	☐	☐	☐
12	**Cherry Tree Hill Primary School** Ofsted Rating: Good | Pupils: 645 | Distance:1.35	☐	☑	☐	☐	☐
13	**Beaufort Community Primary School** Ofsted Rating: Good | Pupils: 328 | Distance:1.35	☐	☑	☐	☐	☐
14	**St Giles' School** Ofsted Rating: Outstanding | Pupils: 118 | Distance:1.35	☐	☑	☐	☐	☐
15	**Springfield Primary School** Ofsted Rating: Good | Pupils: 320 | Distance:1.47	☐	☑	☐	☐	☐
16	**West Park School** Ofsted Rating: Good | Pupils: 1362 | Distance:1.49	☐	☐	☑	☐	☐

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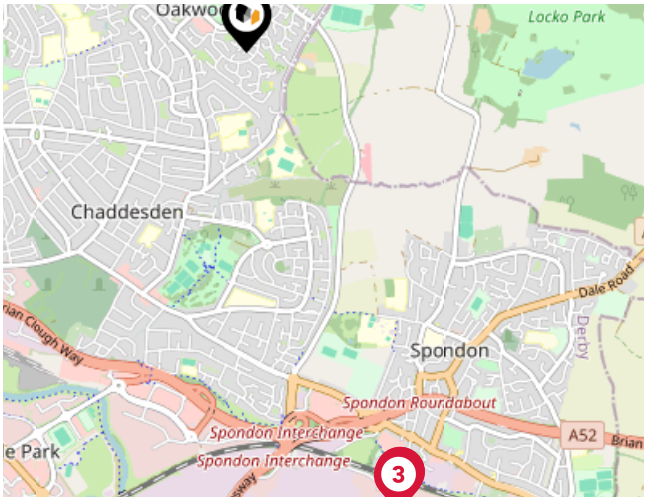
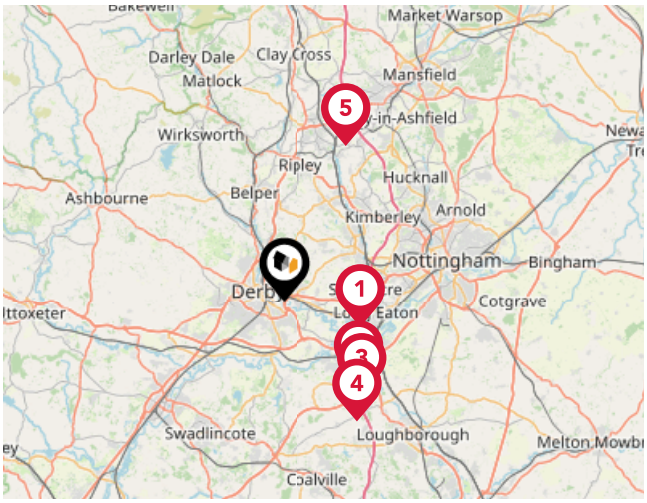
Area
Transport (National)



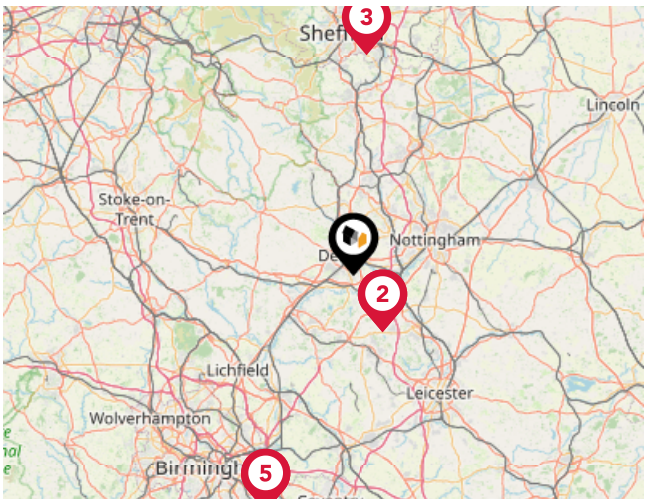
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.15 miles
2	Spondon Rail Station	2.15 miles
3	Spondon Rail Station	2.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.63 miles
2	M1 J24A	7.85 miles
3	M1 J24	8.74 miles
4	M1 J23A	9.94 miles
5	M1 J28	11.88 miles



Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	8.93 miles
2	East Midlands Airport	8.97 miles
3	Sheffield City Airport	31.46 miles
4	Birmingham International Airport Terminal 1	36.11 miles
5	Birmingham International Airport	36.11 miles

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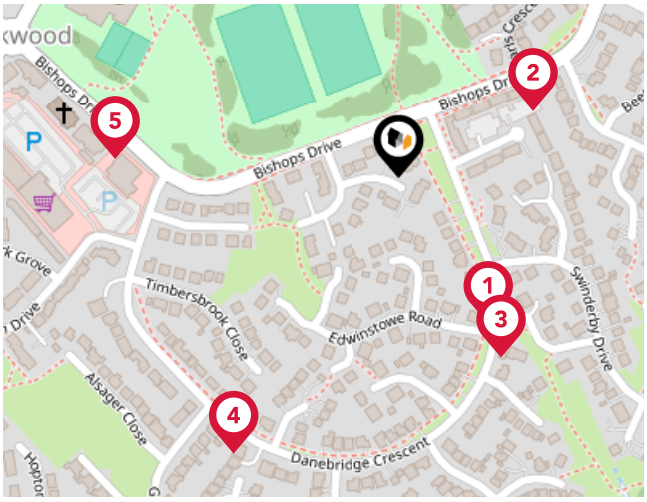
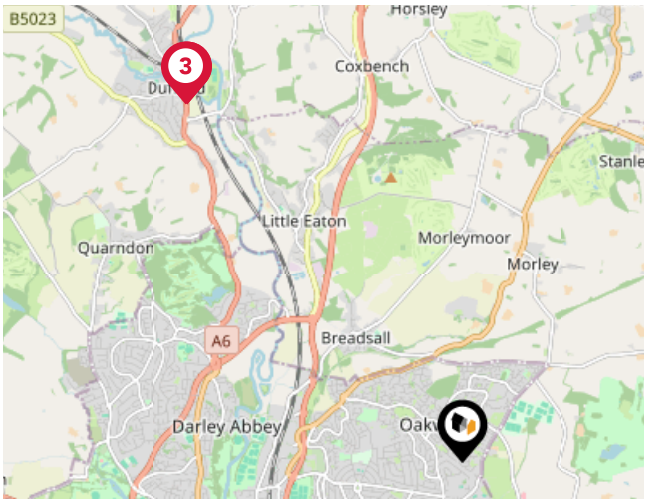
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Edwinstowe Road	0.1 miles
2	Appledore Drive	0.08 miles
3	Edwinstowe Road	0.11 miles
4	Danebridge Crescent	0.18 miles
5	Oak and Acorn	0.16 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.03 miles
2	Duffield (Ecclesbourne Valley Railway)	4.04 miles
3	Duffield (Ecclesbourne Valley Railway)	4.05 miles

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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.

Hannells
Testimonials

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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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A Moving Experience

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