

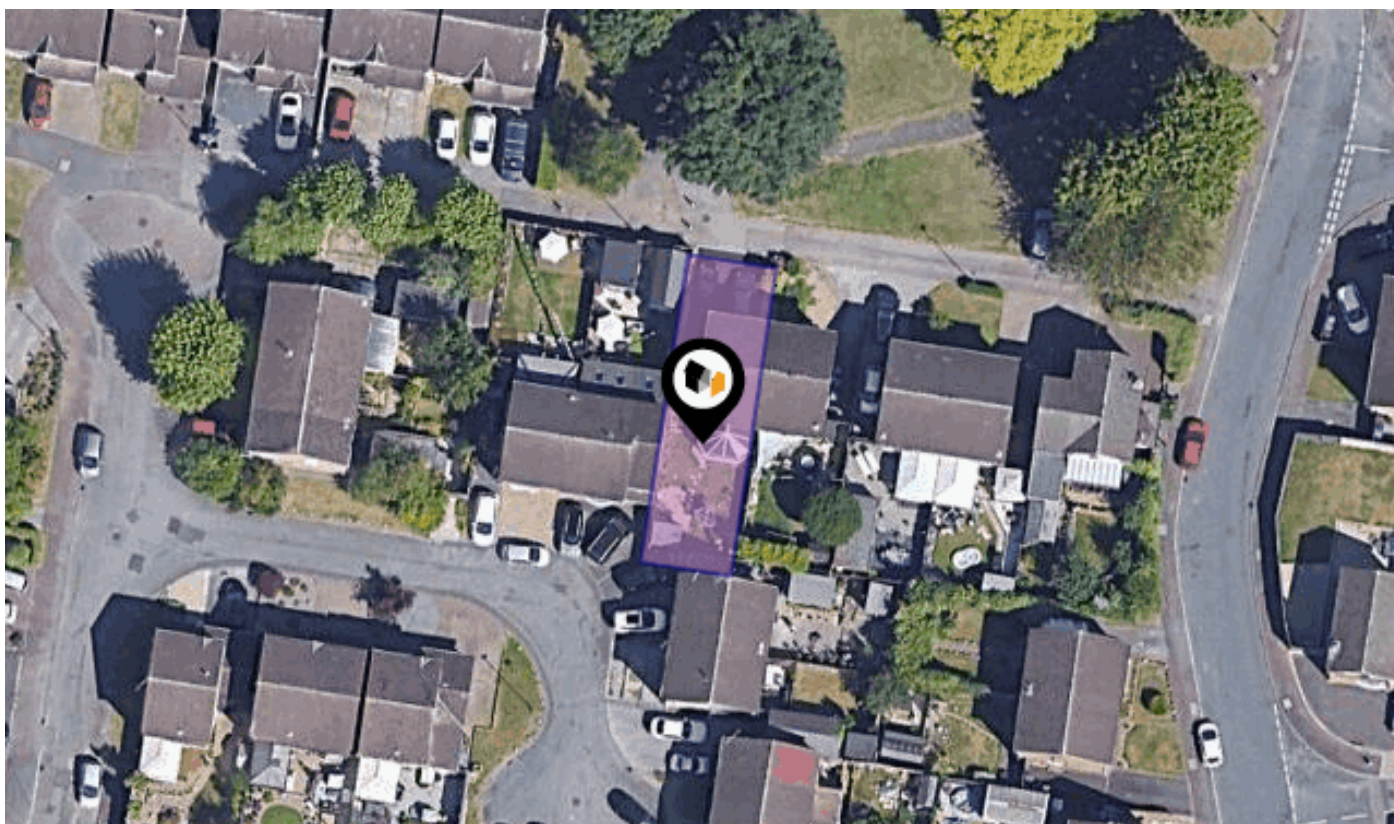


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 02nd July 2024



MINSTER ROAD, OAKWOOD, 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:

- > Three Bedroom Semi-Detached Home
- > UPVC Double Glazed Conservatory
- > Attractive Lounge And Dining Kitchen
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A well-presented semi-detached home which occupies a pleasant position overlooking an open green area to the front elevation and to the rear elevation a pleasant, southerly-facing garden. The property has the benefit of a tarmacadam frontage (replaced in 2021) and an early viewing is recommended.

The accommodation is supplemented by gas central heating and UPVC double glazing and briefly comprises: Entrance lobby; an attractive lounge; spacious dining kitchen and UPVC double glazed conservatory having access into the rear garden. To the first floor, a landing gives access to three bedrooms and a modern refitted bathroom suite. As previously mentioned, a tarmacadam driveway provides off-road parking leading to the side elevation. There is gated access leading to the enclosed, southerly-facing rear garden.

Convenient for all the excellent amenities on offer in Oakwood and with good access into the City Centre, the property has easy access to the A52, A6, A38 and onwards to the motorway network.

Room Measurement & Details

Entrance Lobby:

Lounge: (14'0" x 12'2") 4.27 x 3.71

Dining Kitchen: (9'9" x 15'7") 2.97 x 4.75

Conservatory: (13'0" x 8'10") 3.96 x 2.69

First Floor Landing:

Bedroom One: (12'0" x 9'2") 3.66 x 2.79

Bedroom Two: (10'0" x 9'0") 3.05 x 2.74

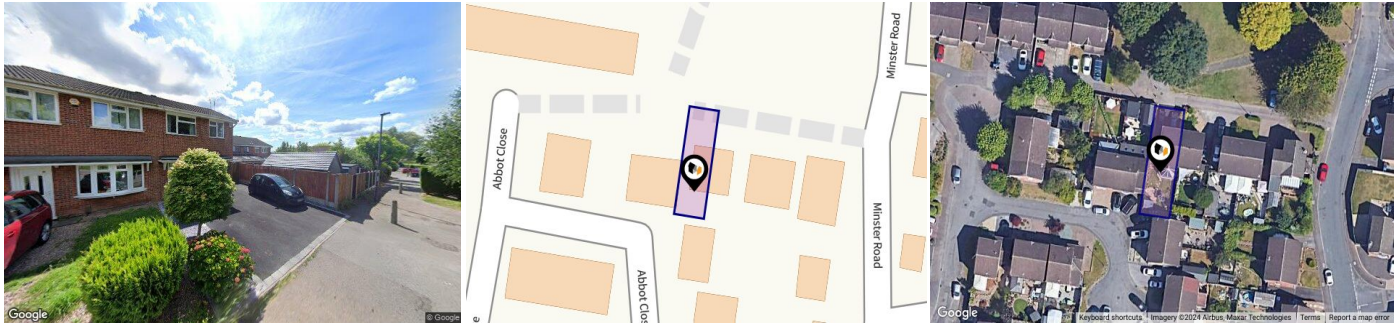
Bedroom Three: (9'2" x 6'2") 2.79 x 1.88

Refitted Bathroom: (6'0" x 5'5") 1.83 x 1.65

Outside:

There is off-road parking provided to the front elevation with decorative slate borders. Gated access to the side elevation leads to the enclosed rear garden being mainly laid to lawn with paved patio and shrub borders.

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	764 ft ² / 71 m ²		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY68895		

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)

3 mb/s	112 mb/s	1000 mb/s

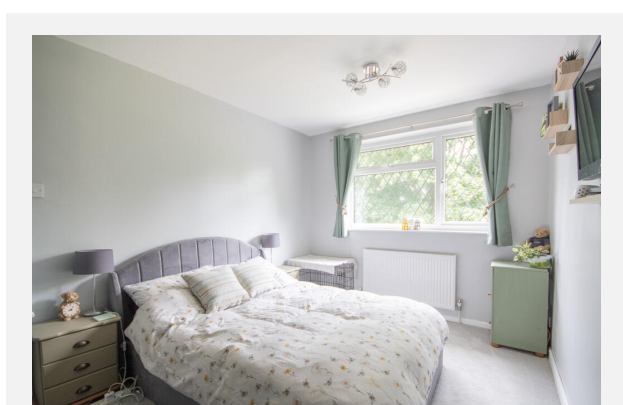
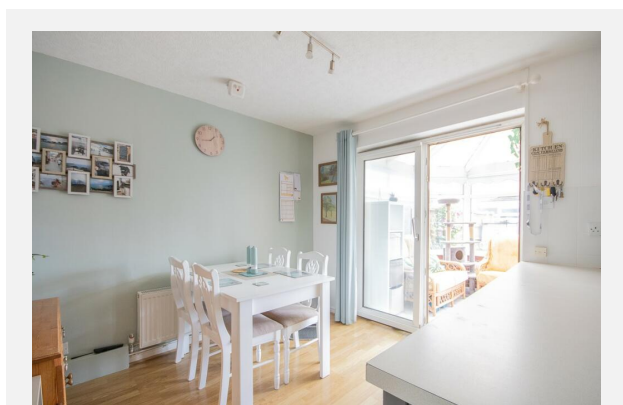
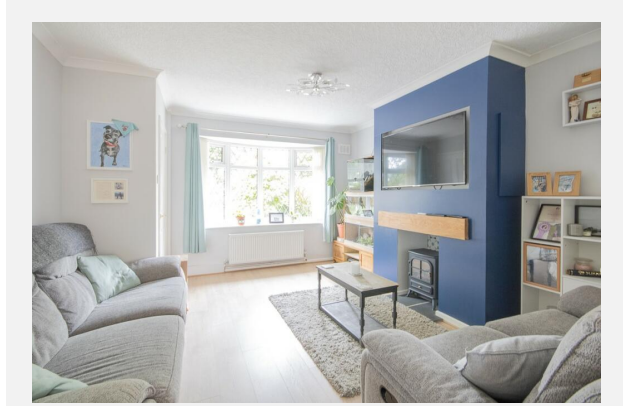
Mobile Coverage: (based on calls indoors)

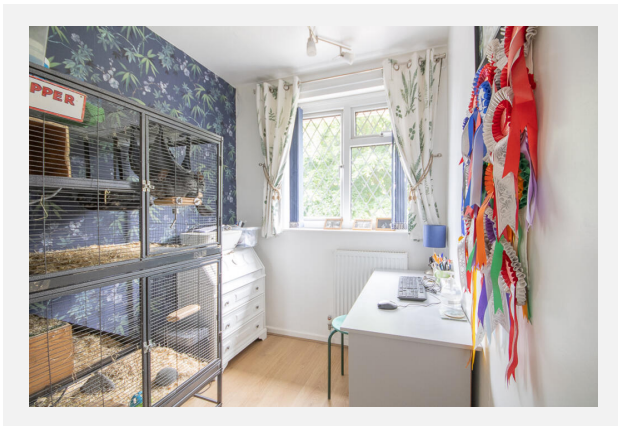
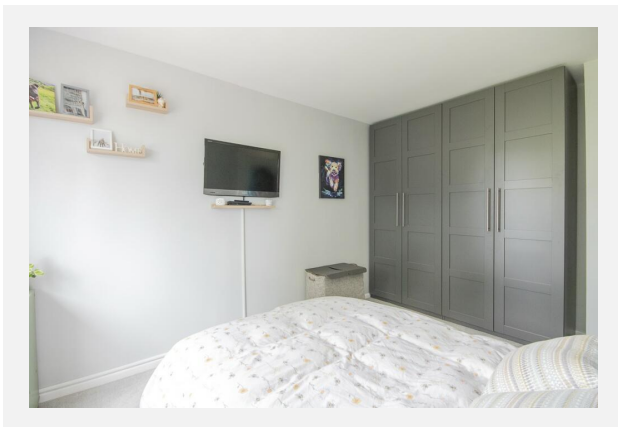


Satellite/Fibre TV Availability:



Gallery Photos

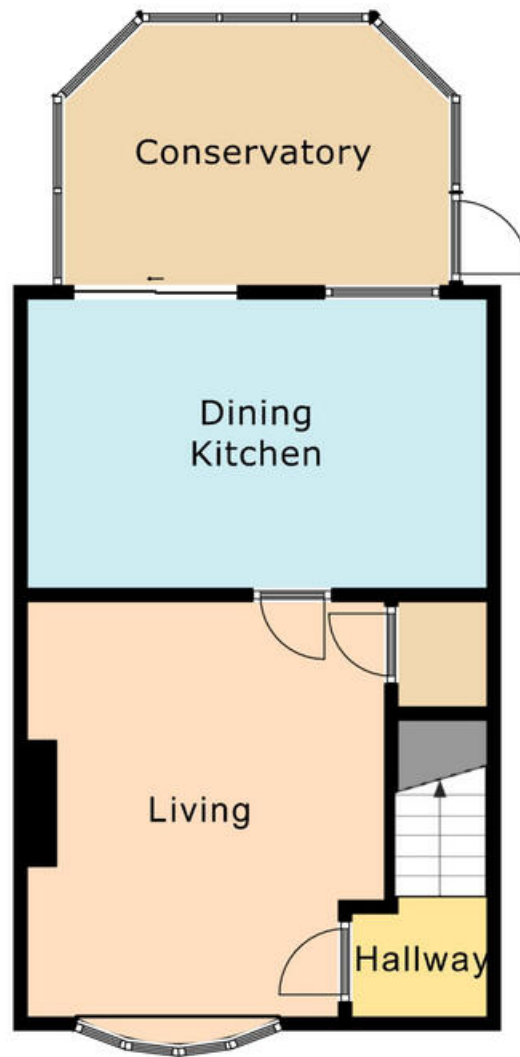




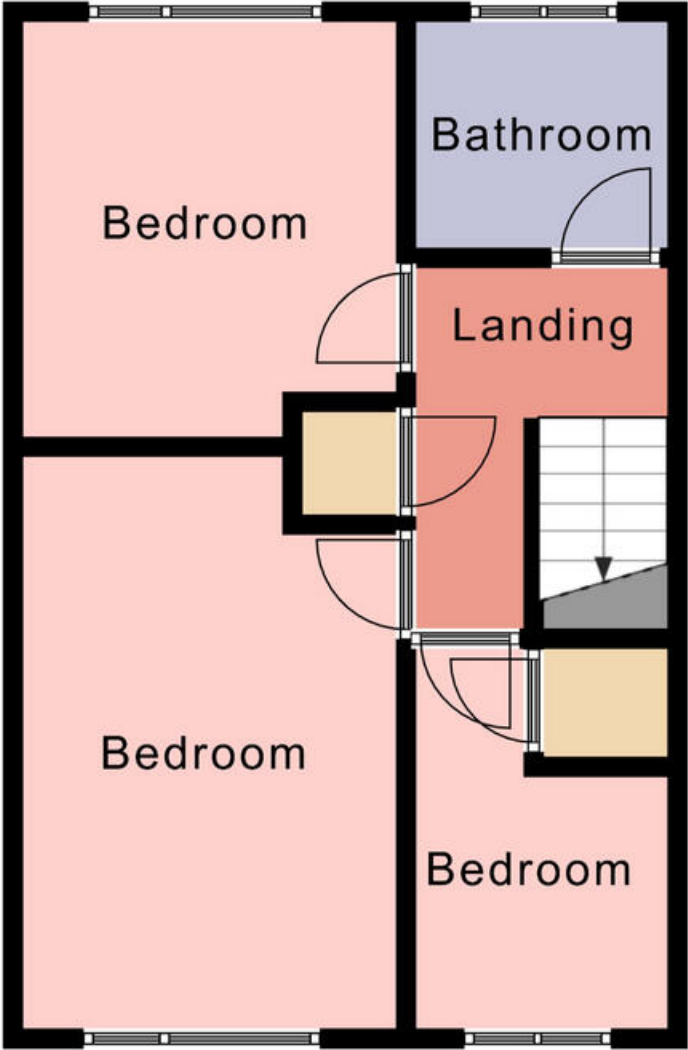
Gallery Photos



MINSTER ROAD, OAKWOOD, DERBY, DE21



MINSTER ROAD, OAKWOOD, DERBY, DE21



Property EPC - Certificate



DERBY, DE21

Energy rating

C

Valid until 04.11.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

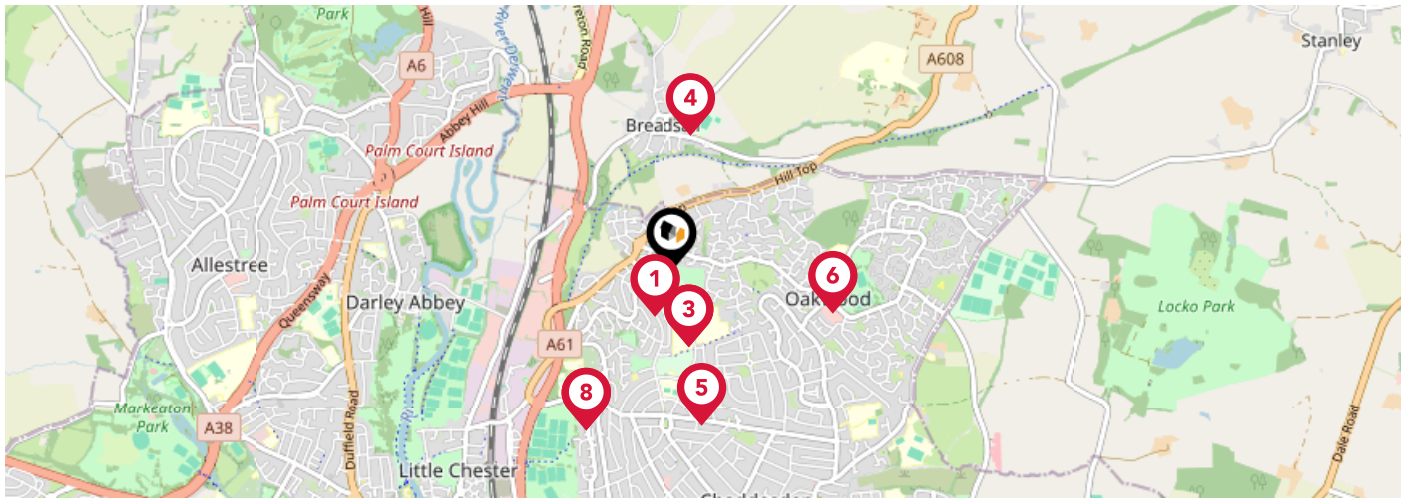
Property

EPC - Additional Data

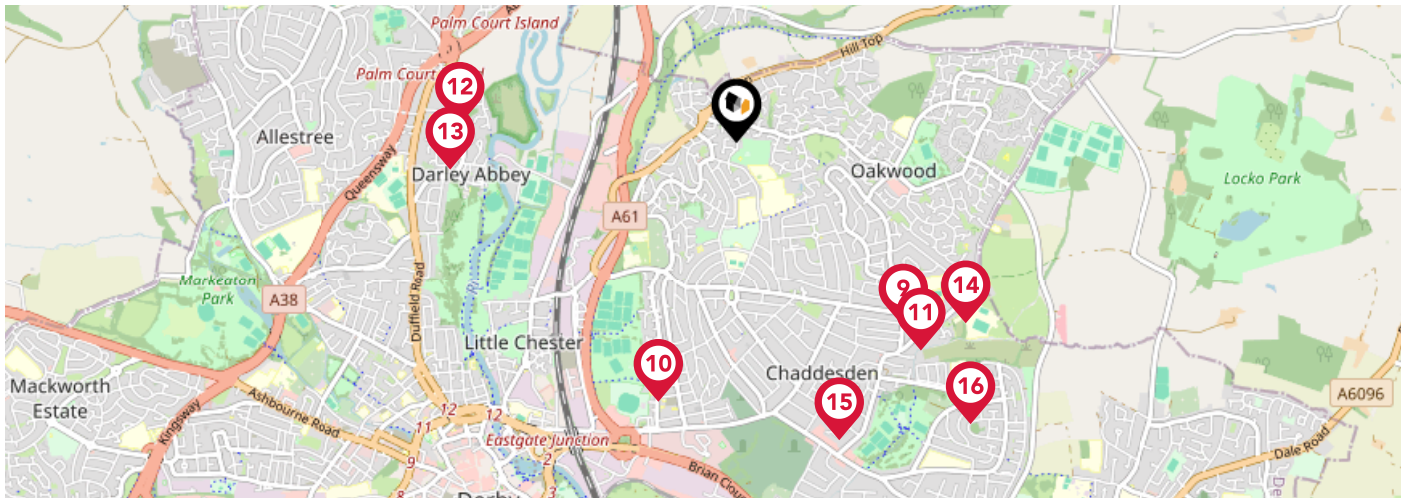


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
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, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	71 m ²

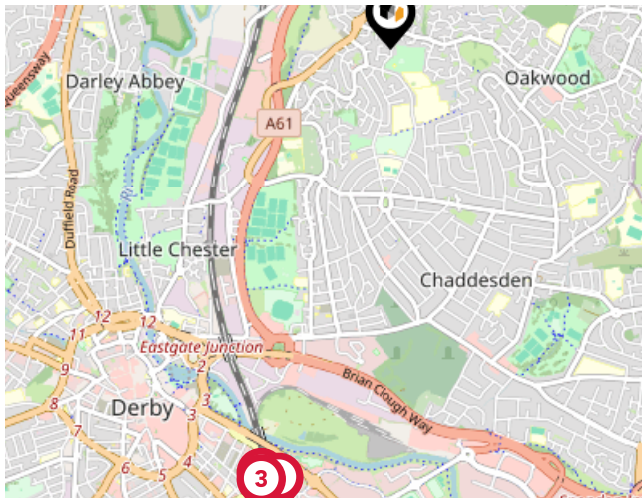


		Nursery	Primary	Secondary	College	Private
1	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



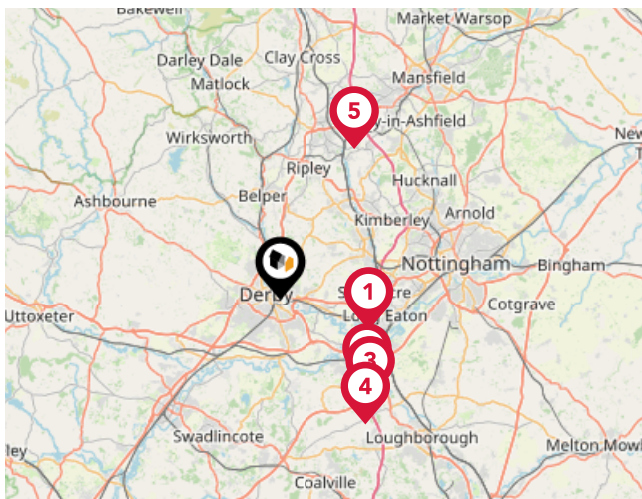
	Nursery	Primary	Secondary	College	Private
Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Old Vicarage School Ofsted Rating: Not Rated Pupils: 152 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 444 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.3	<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:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



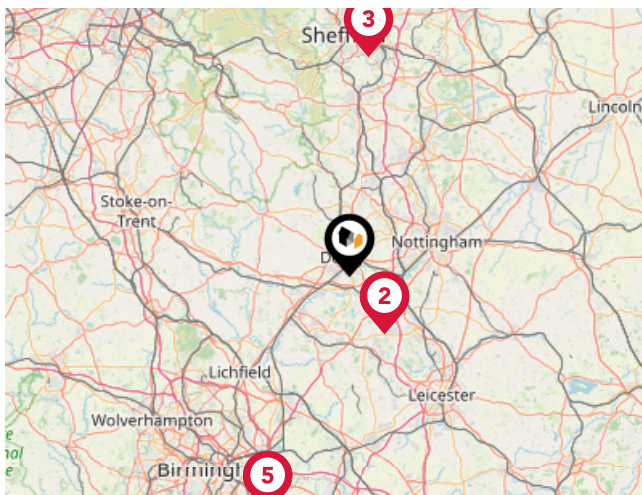
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.14 miles
2	Derby Rail Station	2.14 miles
3	Derby Rail Station	2.17 miles



Trunk Roads/Motorways

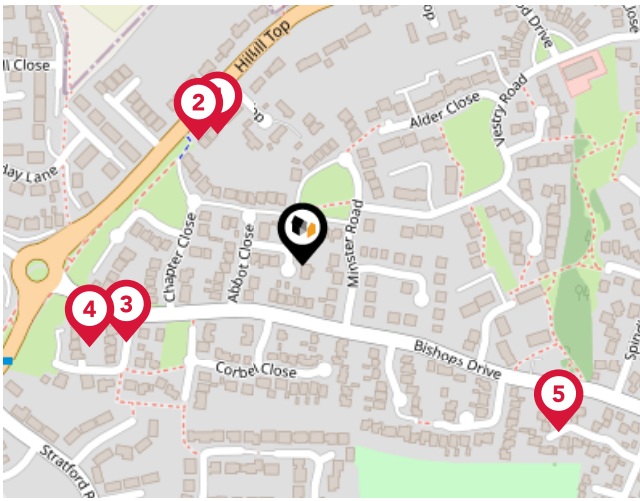
Pin	Name	Distance
1	M1 J25	6.6 miles
2	M1 J24A	8.72 miles
3	M1 J24	9.58 miles
4	M1 J23A	10.71 miles
5	M1 J28	11.94 miles



Airports/Helipads

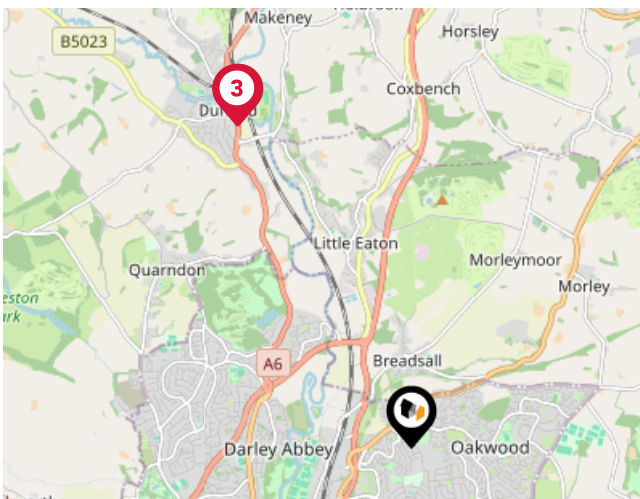
Pin	Name	Distance
1	East Midlands Airport	9.66 miles
2	East Midlands Airport	9.7 miles
3	Sheffield City Airport	31.2 miles
4	Birmingham International Airport Terminal 1	36.1 miles
5	Birmingham International Airport	36.1 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Windmill Place	0.09 miles
2	Windmill Place	0.09 miles
3	Lychgate Close	0.11 miles
4	Lychgate Close	0.13 miles
5	Spindletree Drive	0.17 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.26 miles
2	Duffield (Ecclesbourne Valley Railway)	3.27 miles
3	Duffield (Ecclesbourne Valley Railway)	3.27 miles



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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

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

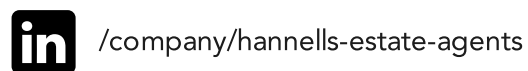
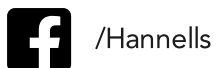


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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

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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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Hannells

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

