

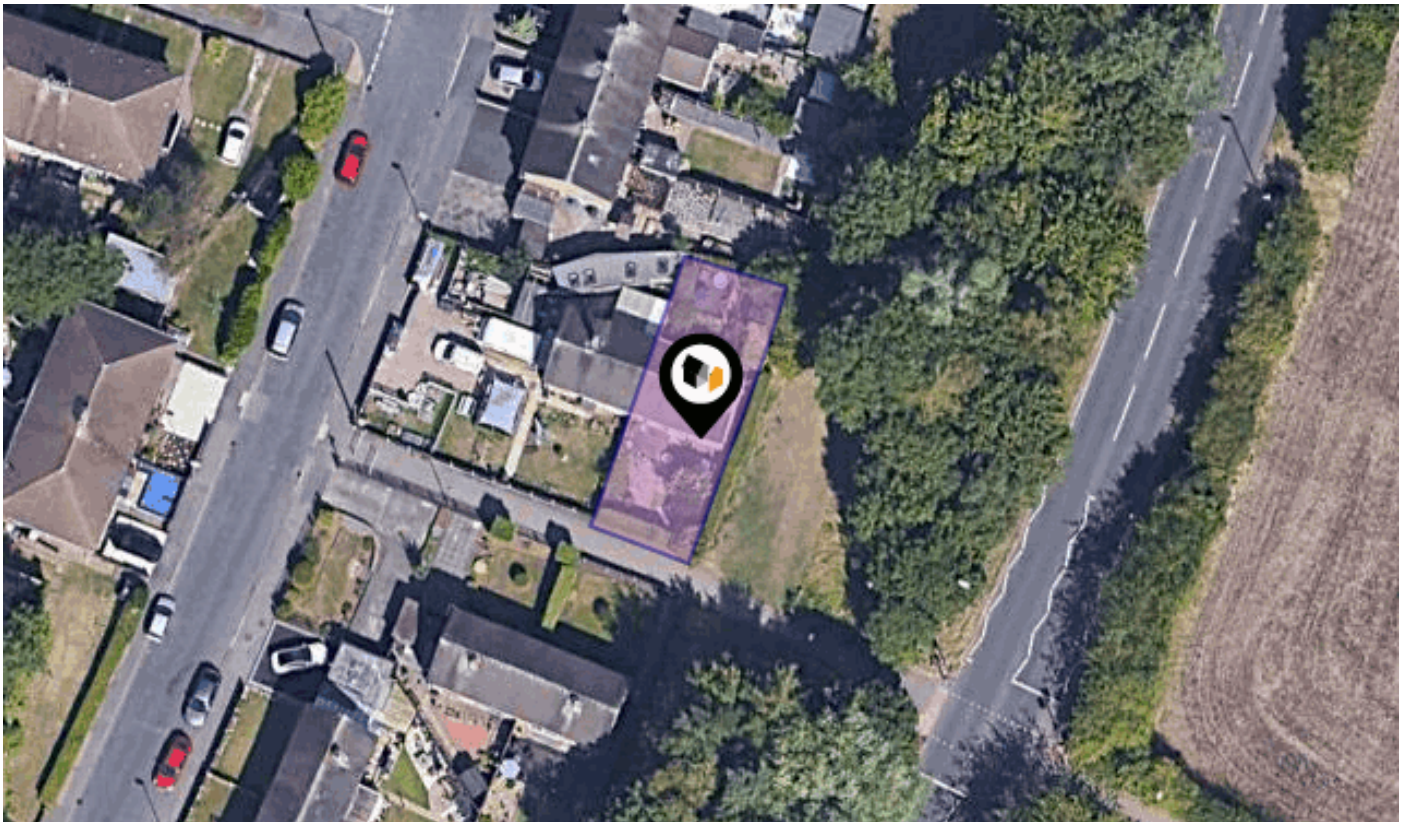


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th June 2024



OREGON WAY, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Three Bedroomed Semi-Detached Home
- > No Upward Chain, Ideal First Time Buy/Family Home
- > No Through Road Location
- > Council Tax Band A, Freehold
- > Spacious Through Lounge/Dining Room, Kitchen

Property Description

An opportunity for the first time buyer to acquire this traditionally constructed semi-detached home being offered for sale with no upward chain. The property occupies a popular and established residential location and is well situated schools and local amenities.

The gas central heated and double glazed accommodation briefly comprises:- reception hallway, cloaks/WC, lounge diner and kitchen. To the first floor are three and bathroom with two piece suite. Outside, there are gardens to both front and rear elevations.

Oregon Way is ideally located to offer access to all local amenities including shops, schools, and public transport links within Chaddesden and also offers excellent access to the A52/A50, M1, Nottingham and beyond.

Room Measurement & Details

Reception Hallway:

Kitchen: (10'4" x 10'0") 3.15 x 3.05

Spacious Lounge/Dining Room: (17'7" x 13'8") 5.36 x 4.17

Cloakroom/WC:

First Floor Landing:

Bedroom One: (13'8" x 10'11") 4.17 x 3.33

Bedroom Two: (10'10" x 10'4") 3.30 x 3.15

Bedroom Three: (10'2" x 6'9") 3.05 x 2.06

Bathroom: (6'4" x 5'5") 1.93 x 1.65

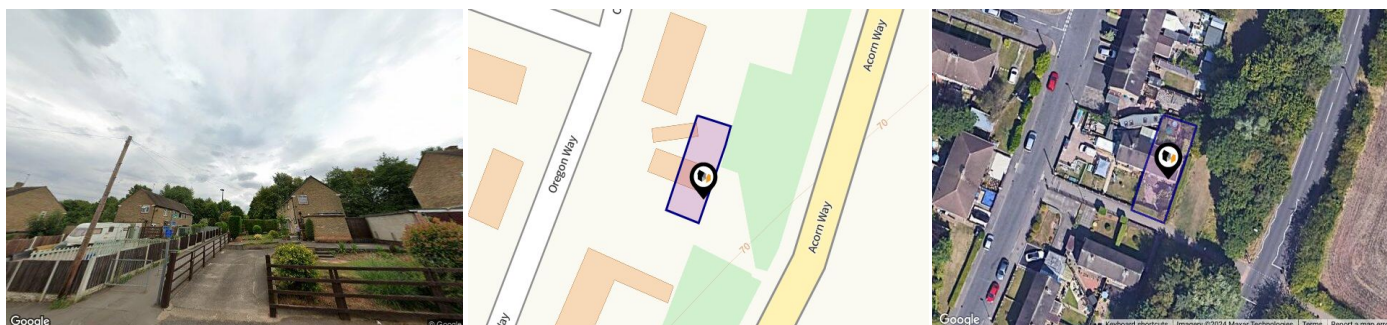
Outside:

There are established gardens to both front and rear elevations.

Please Note:

There is currently a large pond within the rear garden which the vendors wanted us to make all prospective buyers aware of.

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.05 acres		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY88253		

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)

8 mb/s	74 mb/s	1000 mb/s

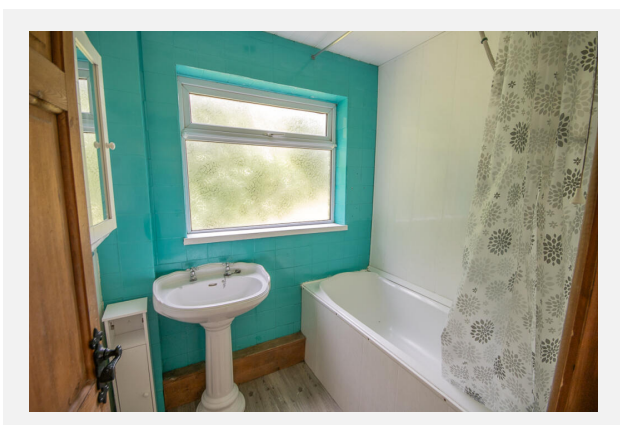
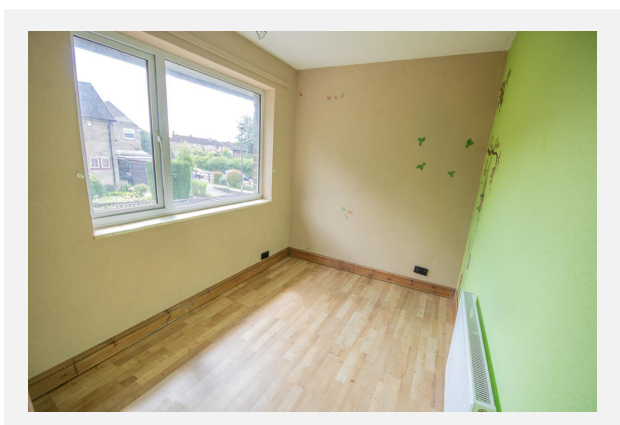
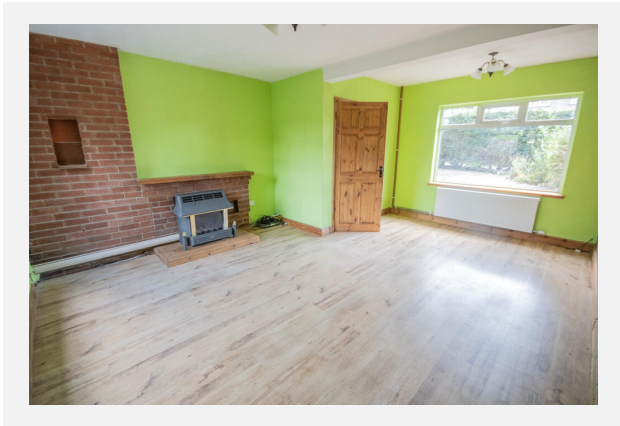
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



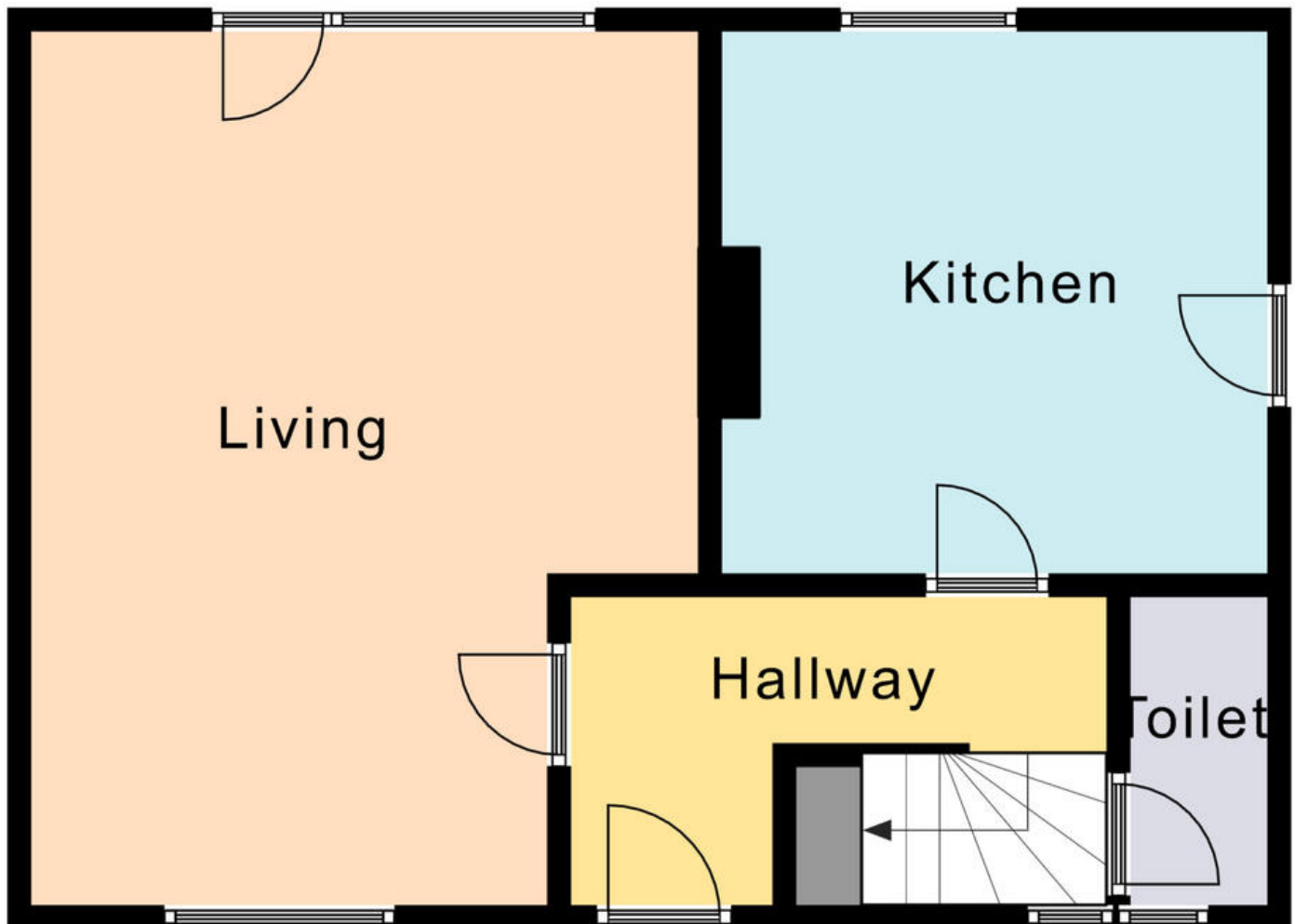
Gallery Photos



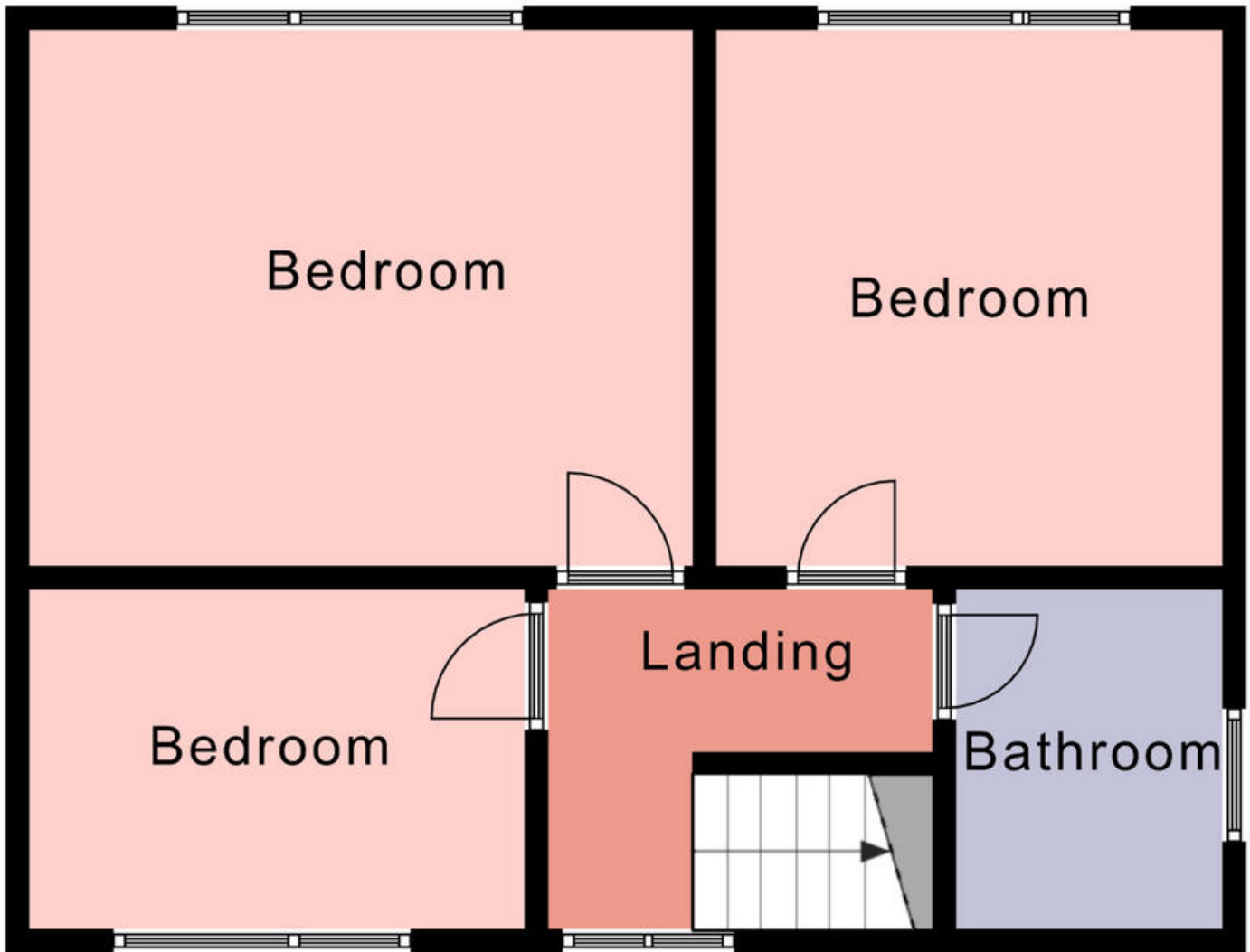
Gallery Photos

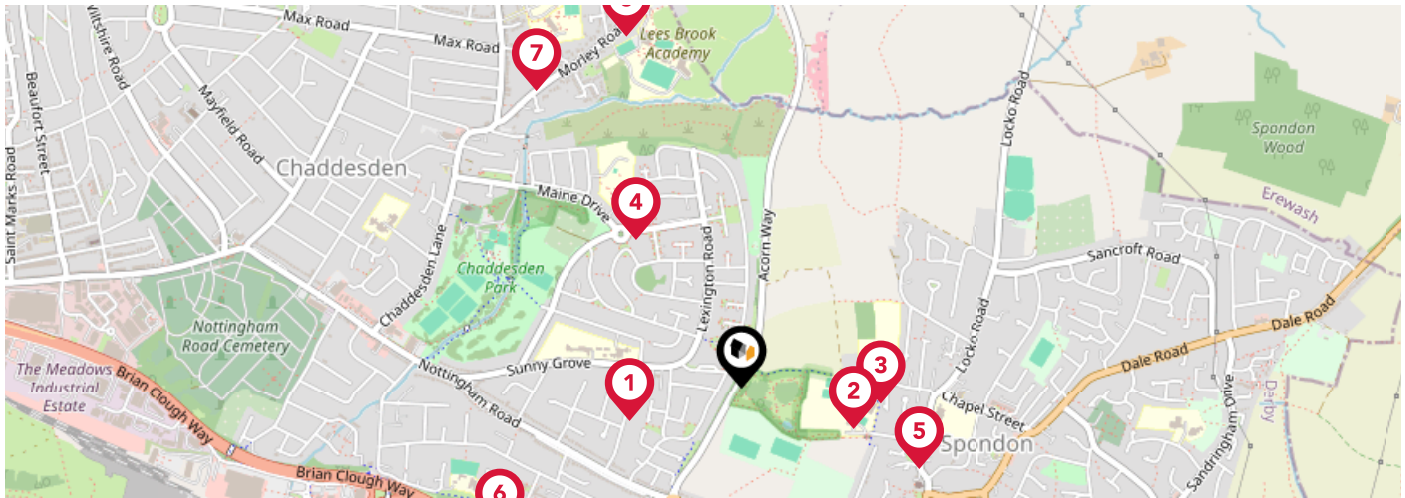


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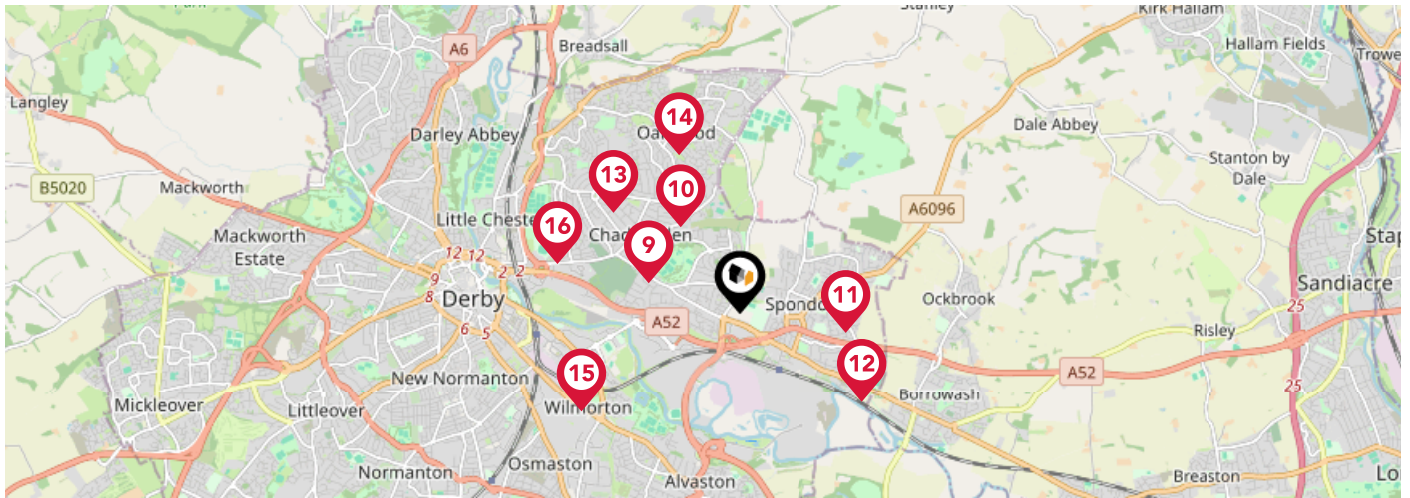
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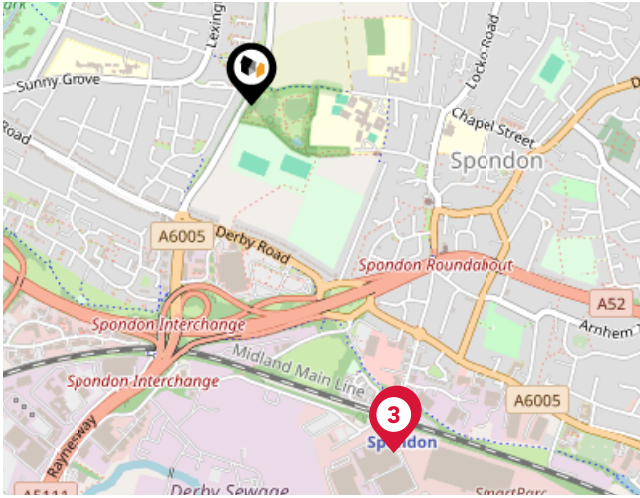
		Nursery	Primary	Secondary	College	Private
1	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.27	<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:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



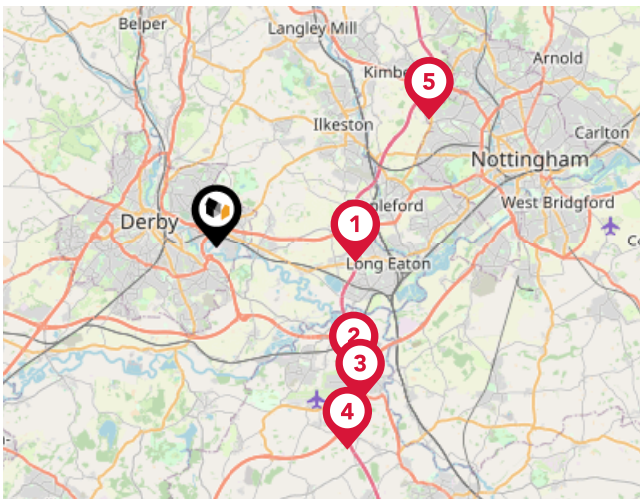
		Nursery	Primary	Secondary	College	Private
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.94	<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:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:1.34	<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:1.45	<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:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby Pride Academy Ofsted Rating: Outstanding Pupils: 31 Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



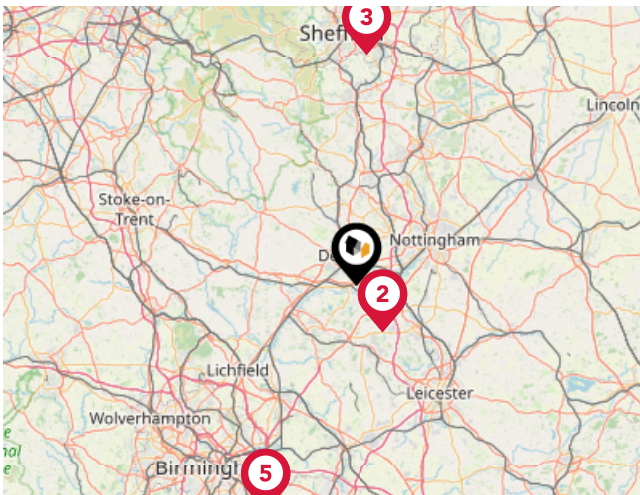
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.83 miles
2	Spondon Rail Station	0.83 miles
3	Spondon Rail Station	0.84 miles



Trunk Roads/Motorways

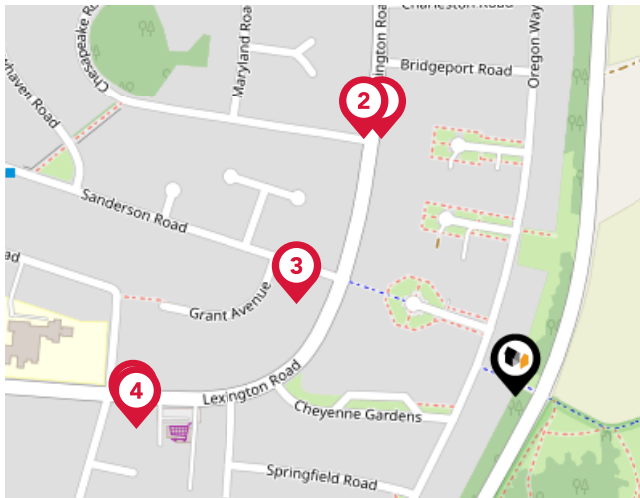
Pin	Name	Distance
1	M1 J25	5 miles
2	M1 J24A	6.69 miles
3	M1 J24	7.54 miles
4	M1 J23A	8.67 miles
5	M1 J26	8.88 miles



Airports/HELIPADS

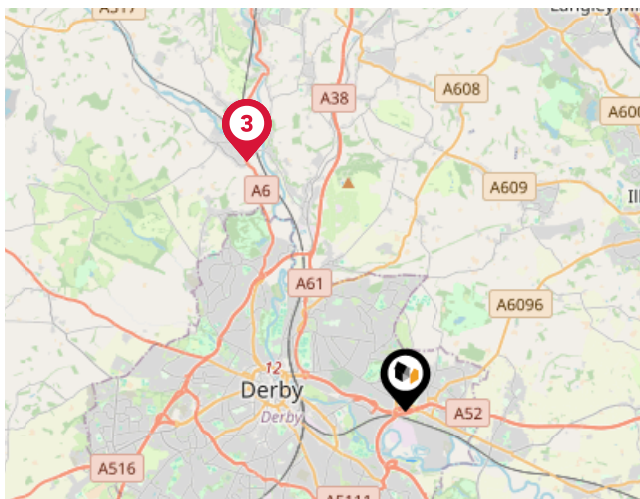
Pin	Name	Distance
1	East Midlands Airport	7.63 miles
2	East Midlands Airport	7.67 miles
3	Sheffield City Airport	32.71 miles
4	Birmingham International Airport Terminal 1	35.06 miles
5	Birmingham International Airport	35.06 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chesapeake Road	0.16 miles
2	Chesapeake Road	0.17 miles
3	Grant Avenue	0.13 miles
4	Lewiston Road	0.21 miles
5	Lewiston Road	0.21 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.28 miles
2	Duffield (Ecclesbourne Valley Railway)	5.29 miles
3	Duffield (Ecclesbourne Valley Railway)	5.3 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

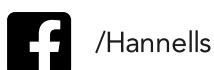


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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.



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