



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 01st July 2024



WOOD ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Two Double Bedroomed End Terrace Home
- > No Onward Chain, Ideal First Time Buy
- > Off-Road Parking, Mature Rear Garden
- > Awaiting EPC Rating, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Property Description

A two double bedroomed end terrace property available with no onward chain, ideal for the first time buyer. The property benefits from a block paved driveway, enclosed and mature rear garden and close to local amenities.

The accommodation is supplemented by gas central heating, double glazing and briefly comprises:- entrance lobby, bay fronted lounge, dining kitchen and side lobby/utility. To the first floor the landing provides access to two double bedrooms and shower room. Outside, a block paved driveway provides off-road parking and there is a mature rear garden.

Wood Road is well situated for Chaddesden and Oakwood respectively together with Cavendish Close And Lees Brook schools, Chaddesden Park and major road links including the A52, M1 motorway, A50 And Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Lobby:

Lounge: (15'1" x 14'7") 4.60 x 4.44

Dining Kitchen: (13'7" x 9'5") 4.14 x 2.87

Side Lobby/Utility:

First Floor Landing:

Double Bedroom One: (14'7" x 9'6") 4.44 x 2.90

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

Shower Room: (7'9" x 5'4") 2.36 x 1.63

Outside:

There is a block paved frontage providing off-road parking with mature borders. Gated access to the side elevation leads to the enclosed rear garden being laid mainly to lawn with mature borders, patio area and greenhouse.

Please Note:

This property is being sold as seen and limited information will be available with regards to the Property Information Form enquiries.

This property is Wimpey No Fines construction.

Property Overview



Property

Type: Terraced
Bedrooms: 2
Plot Area: 0.05 acres
Council Tax : Band A
Annual Estimate: £1,405
Title Number: DY97095

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)

4 mb/s **65** mb/s **1000** mb/s

Mobile Coverage:
 (based on calls indoors)



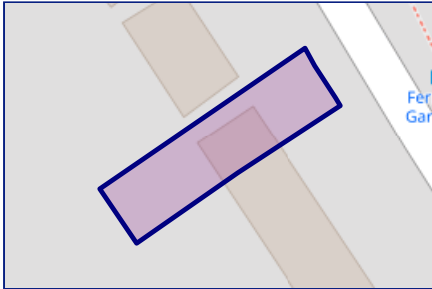
Satellite/Fibre TV Availability:



Property Multiple Title Plans

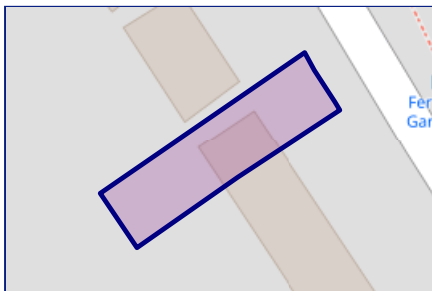


Freehold Title Plan



DY97095

Leasehold Title Plan

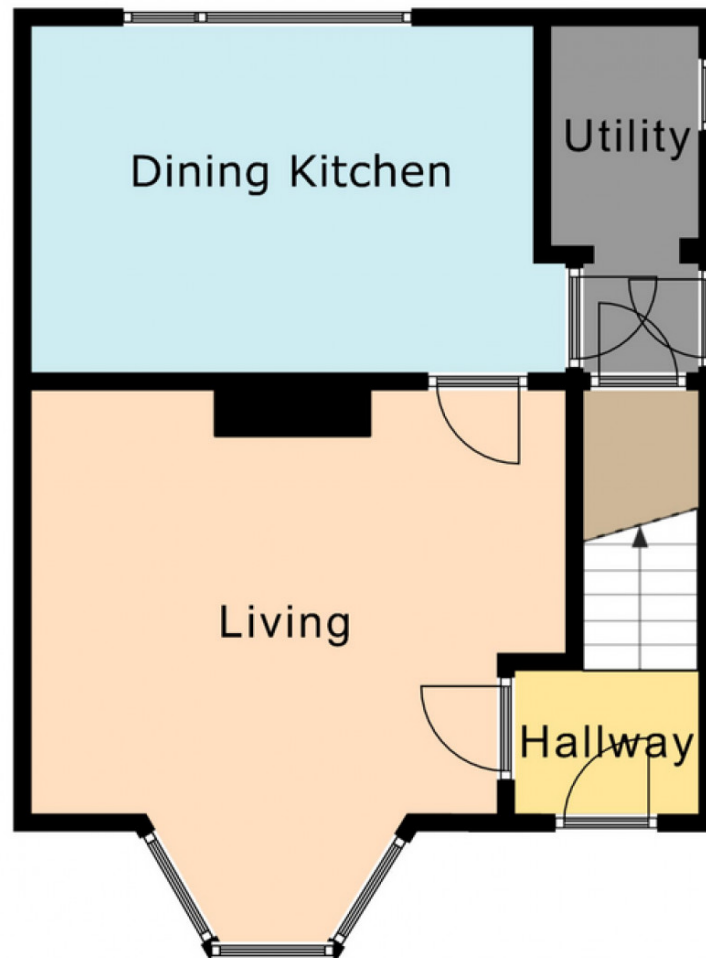


DY422437

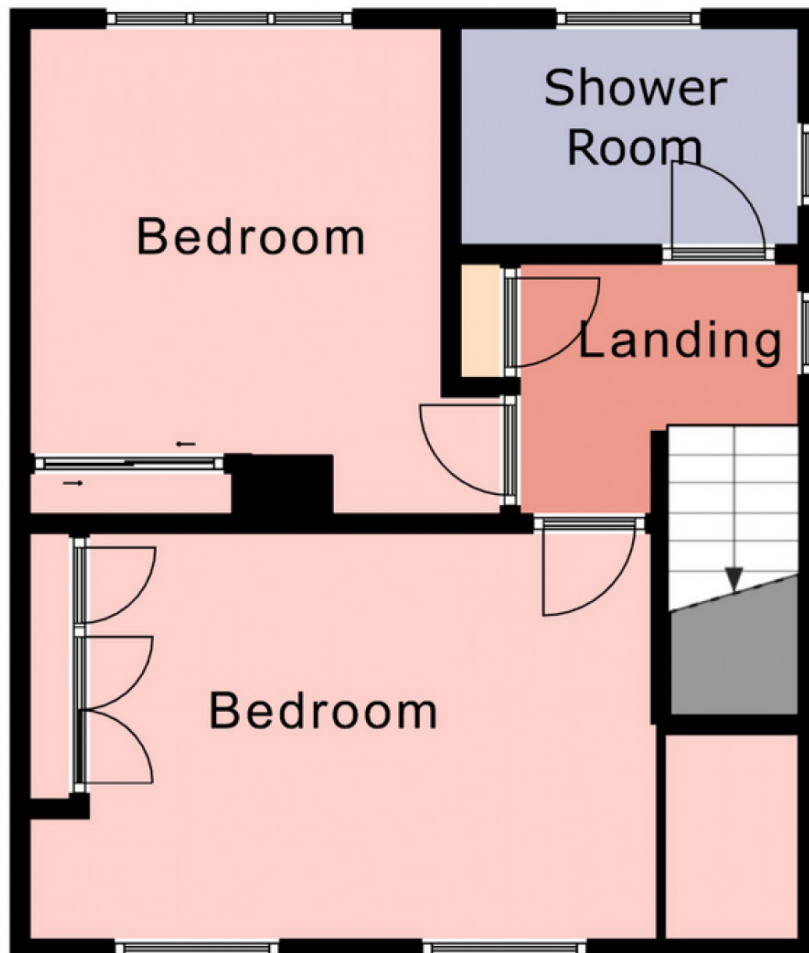
Start Date: 20/06/1982
End Date: 12/11/2097
Lease Term: 90 years from 12 November 2007
Term Remaining: 73 years



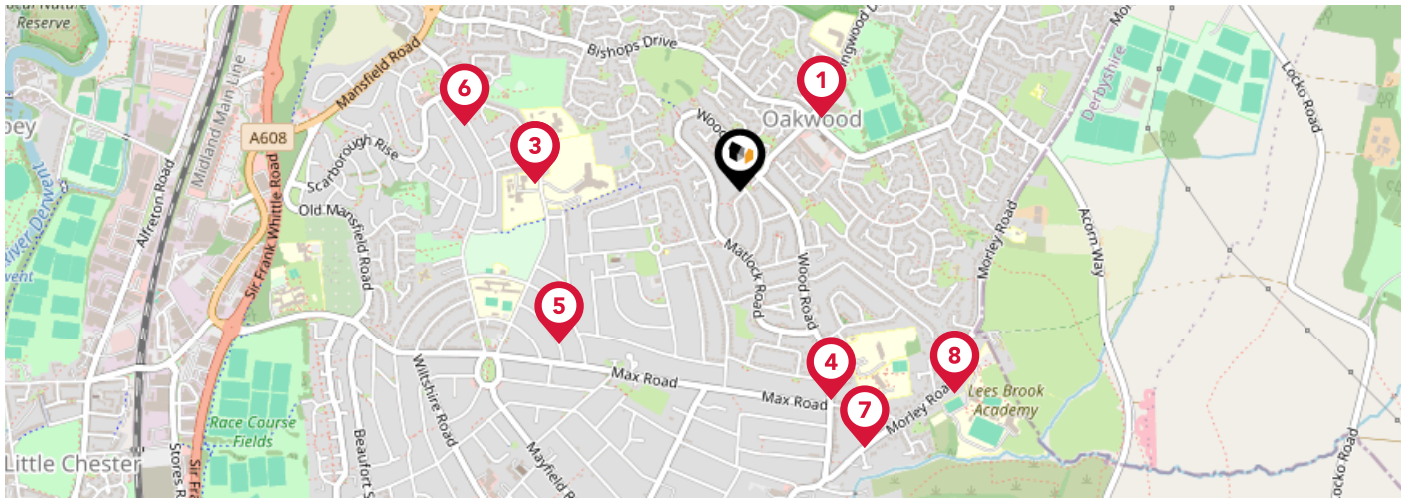
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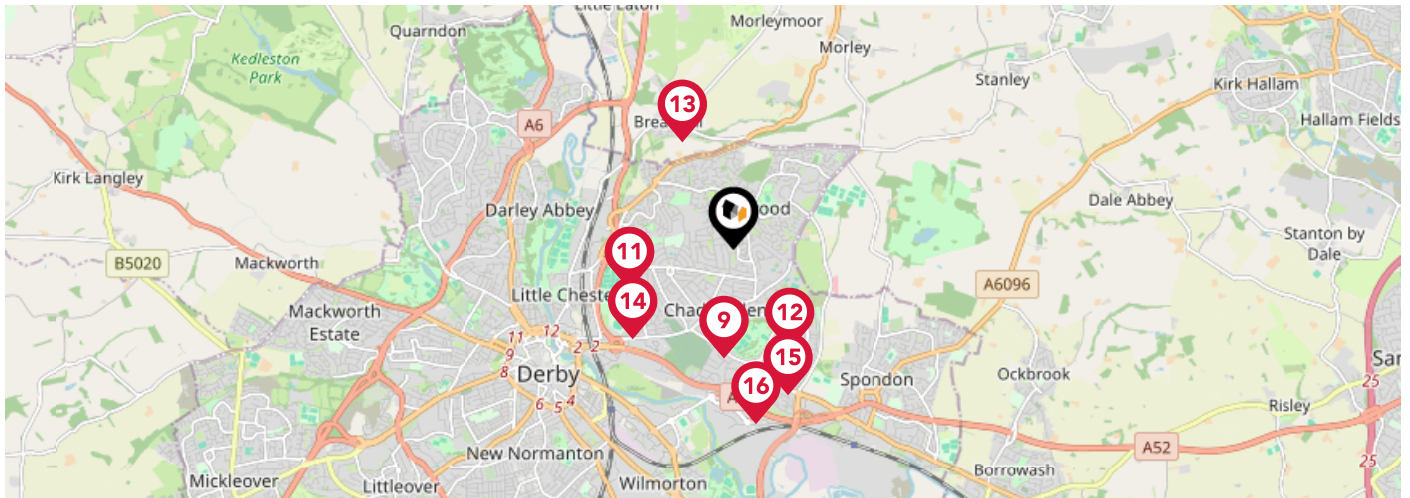
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Area Schools

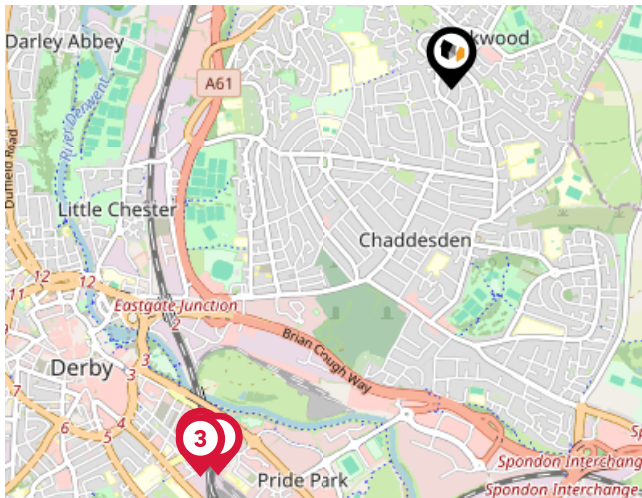


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.46	<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:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.51	<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:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.63	<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:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



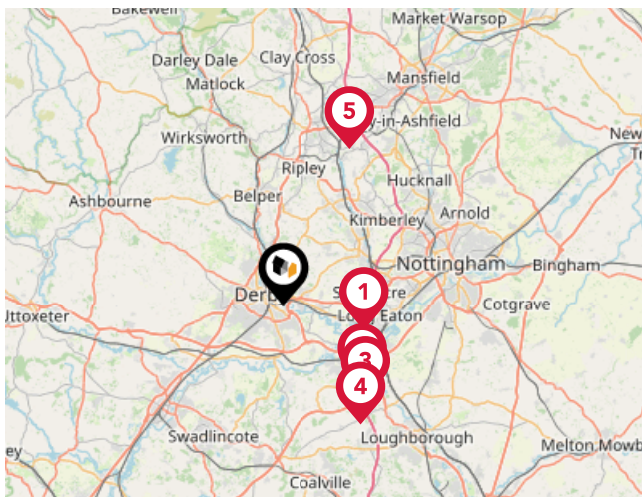
		Nursery	Primary	Secondary	College	Private
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:0.99	<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:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:1.07	<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:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.39	<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:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



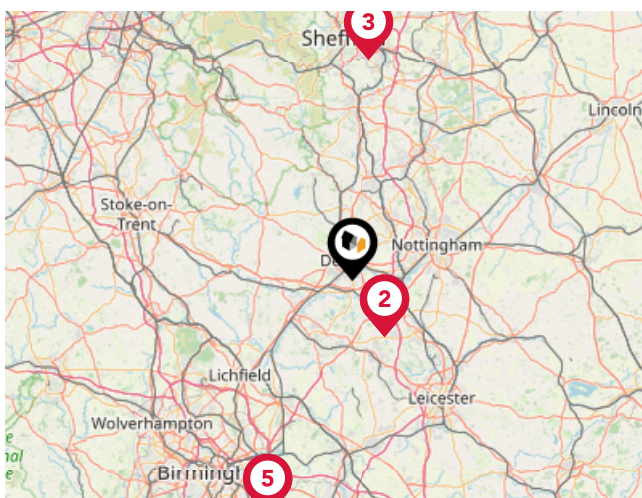
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.01 miles
2	Derby Rail Station	2.04 miles
3	Derby Rail Station	2.07 miles



Trunk Roads/Motorways

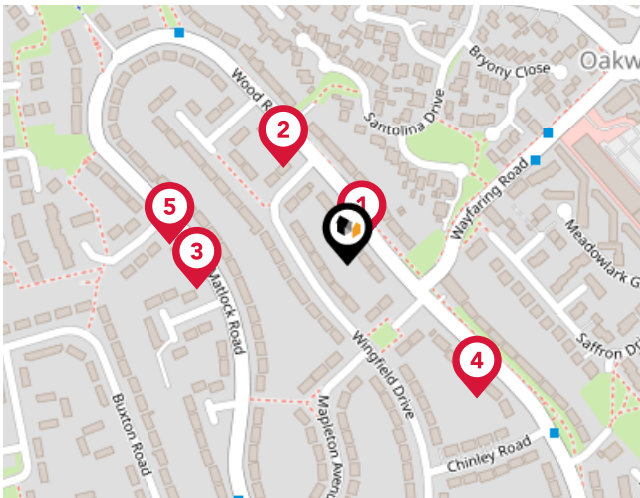
Pin	Name	Distance
1	M1 J25	5.98 miles
2	M1 J24A	8.09 miles
3	M1 J24	8.95 miles
4	M1 J23A	10.11 miles
5	M1 J28	12.05 miles



Airports/Helipads

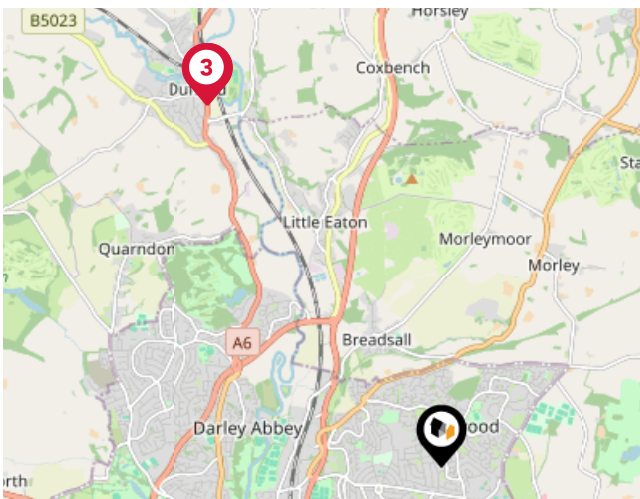
Pin	Name	Distance
1	East Midlands Airport	9.07 miles
2	East Midlands Airport	9.11 miles
3	Sheffield City Airport	31.51 miles
4	Birmingham International Airport Terminal 1	35.95 miles
5	Birmingham International Airport	35.95 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fernilee Gardens	0.01 miles
2	Fernilee Gardens	0.06 miles
3	Birchover Rise	0.09 miles
4	Chinley Road	0.1 miles
5	Birchover Rise	0.1 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.84 miles
2	Duffield (Ecclesbourne Valley Railway)	3.85 miles
3	Duffield (Ecclesbourne Valley Railway)	3.86 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

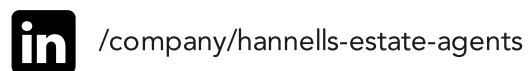


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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