

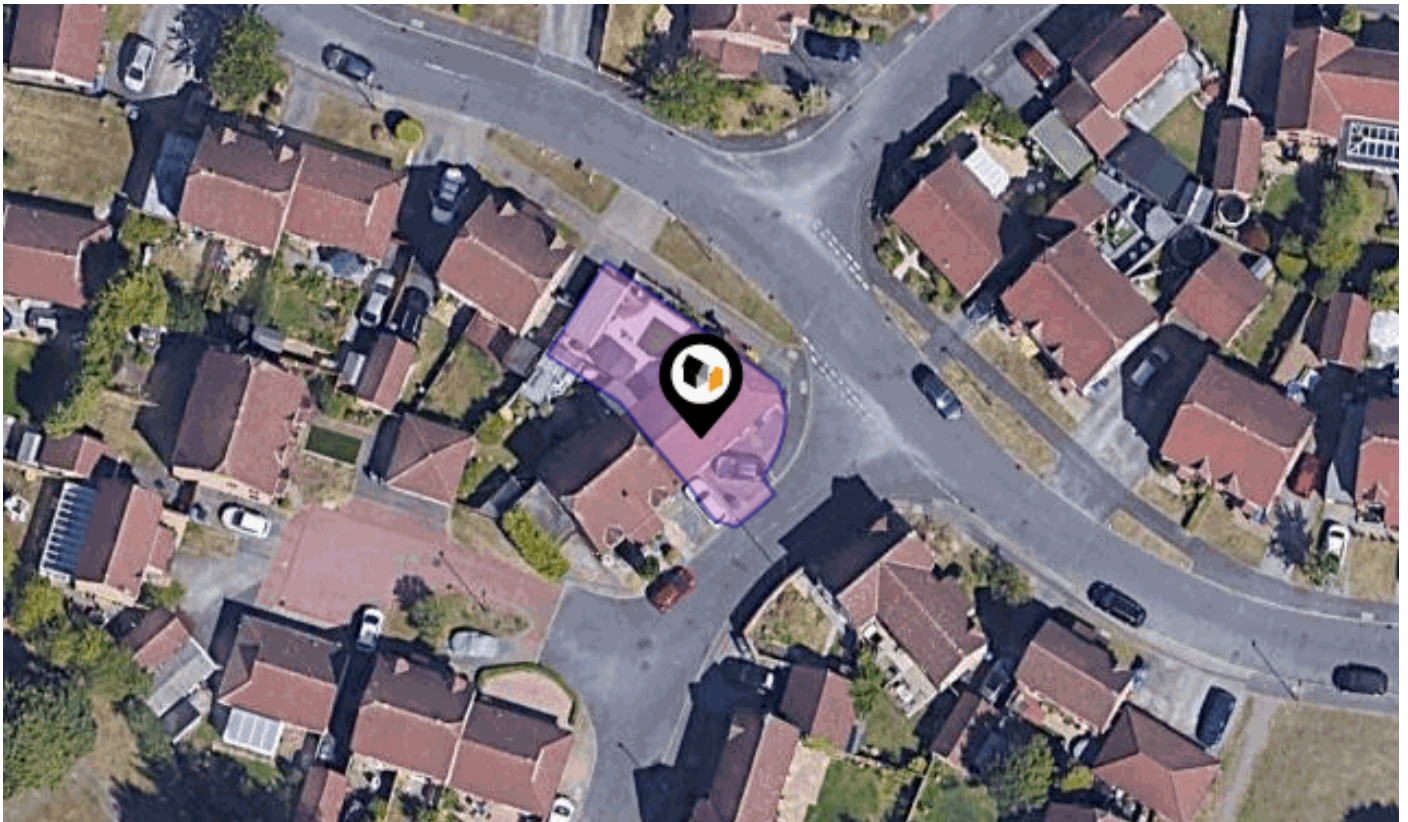


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18<sup>th</sup> July 2024



**AMESBURY LANE, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Well-Maintained And Presented Bungalow
- > Corner Plot Position
- > Off Road Parking, Driveway And Garage
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

A well-maintained and presented two bedroomed bungalow occupying a corner plot position and offered for sale with no upward chain. The property benefits from a maintenance free rear garden, off-road parking to the front elevation and an additional driveway and garage to the rear. The property benefits from gas fired central heating, UPVC double glazing and a security alarm system and briefly comprises:- composite door to fitted kitchen with integrated appliances, lounge, with patio doors to the rear garden, inner hallway, two bedrooms and refitted shower room with a three piece suite. Outside, off-road parking is provided to the front elevation. There is an enclosed garden to the rear elevation arranged for ease of maintenance together with an additional driveway and garage. Amesbury Lane is well situated for Oakwood and its range of shops, schools and transport links together with excellent road links for the A38, A52, M1 motorway, A50 and access for Nottingham East Midlands Airport. Early viewing is recommended.

### Room Measurement & Details

Composite Entrance Door To:-

Fitted Kitchen (with integrated appliances): (12'1" x 9'1") 3.68 x 2.77

Lounge: (15'1" x 10'0") 4.60 x 3.05

Inner Hallway:

Bedroom One: (11'1" x 10'1") 3.38 x 3.07

Bedroom Two: (9'1" x 7'1") 2.77 x 2.16

Refitted Shower Room: (6'1" x 6'0") 1.85 x 1.83

Outside:

The property occupies a corner plot position. Off-road parking is provided to the front elevation. Cold water tap. There is gated access to an enclosed rear garden which is arranged for ease of maintenance having a paved patio area and pathways, artificial turf and composite fencing. Summerhouse with power and external power point.

Garage And Driveway:

There is the benefit of a driveway and garage to the head of the garden with electric door, power and light.

# Property Overview



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	559 ft <sup>2</sup> / 52 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,639		
<b>Title Number:</b>	DY188960		

## 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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>3</b> mb/s	<b>50</b> mb/s	<b>1000</b> mb/s

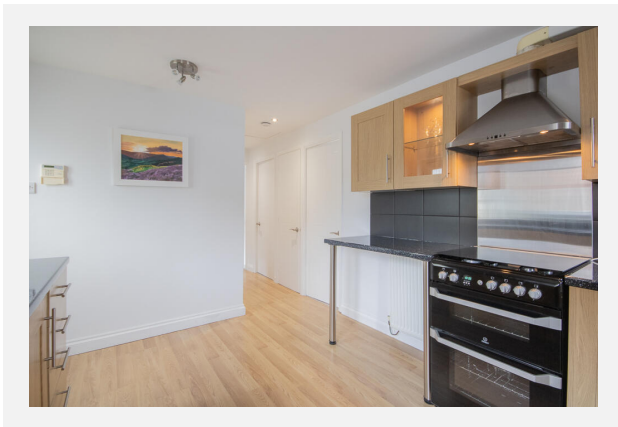
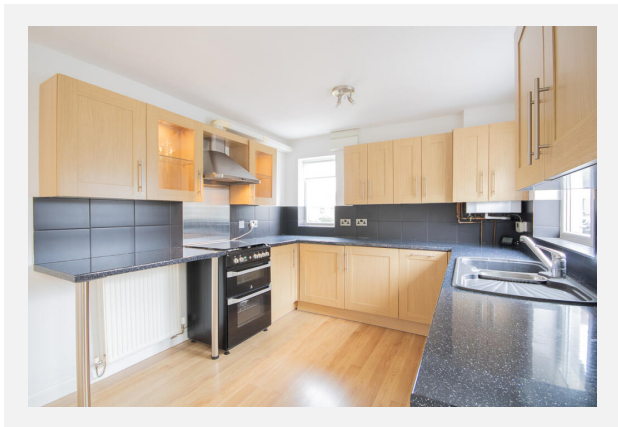
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

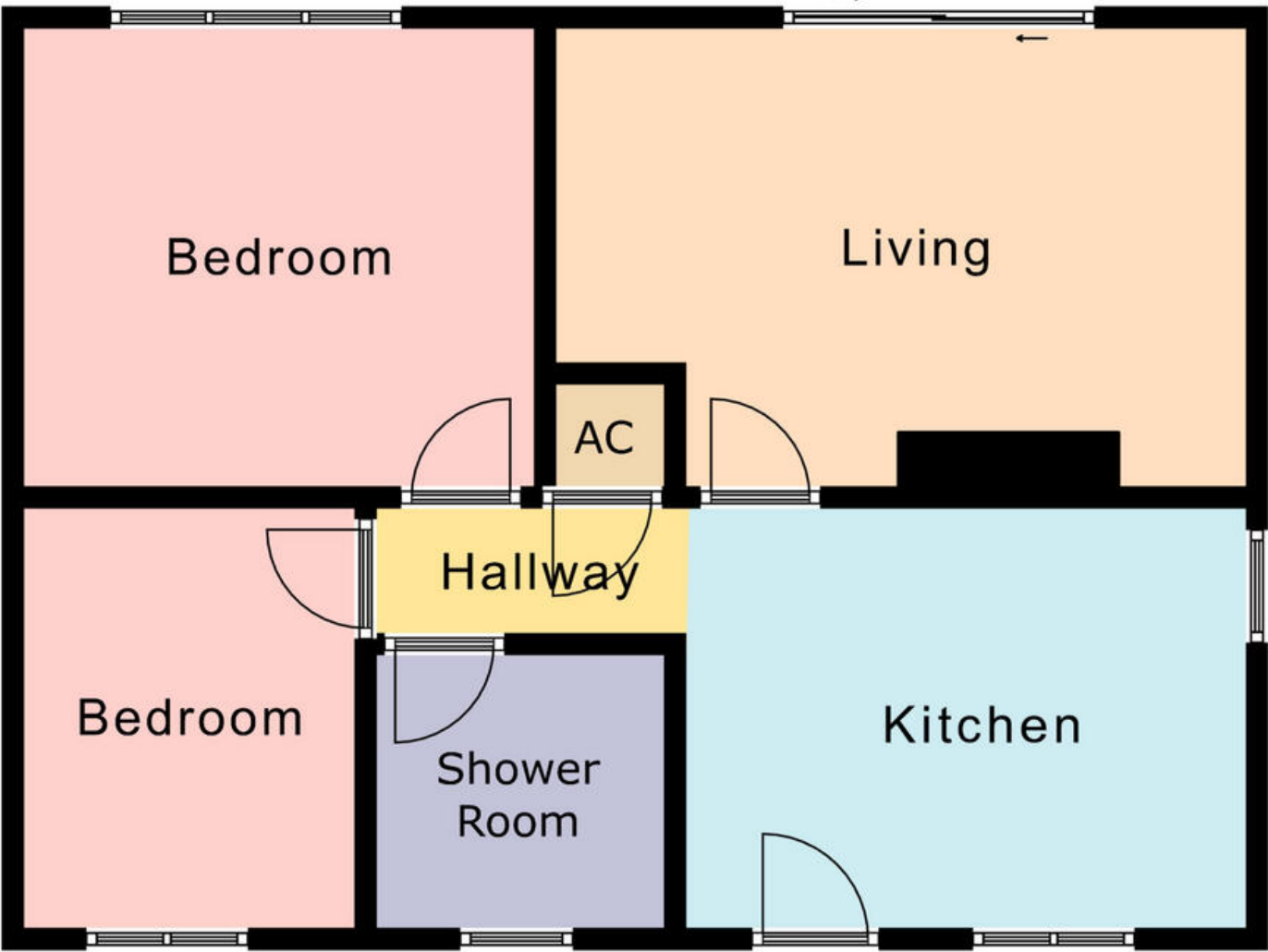


# Gallery Photos





**AMESBURY LANE, OAKWOOD, DERBY, DE21**



# Property EPC - Certificate



Amesbury Lane, Oakwood, DE21

Energy rating

# D

Valid until 29.03.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

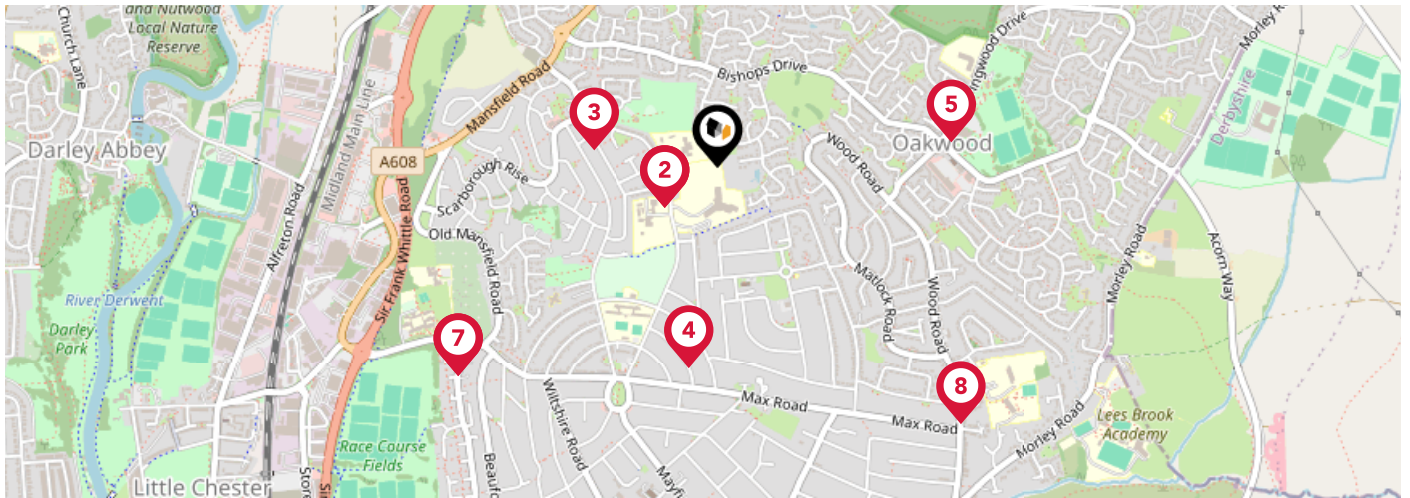


### Additional EPC Data

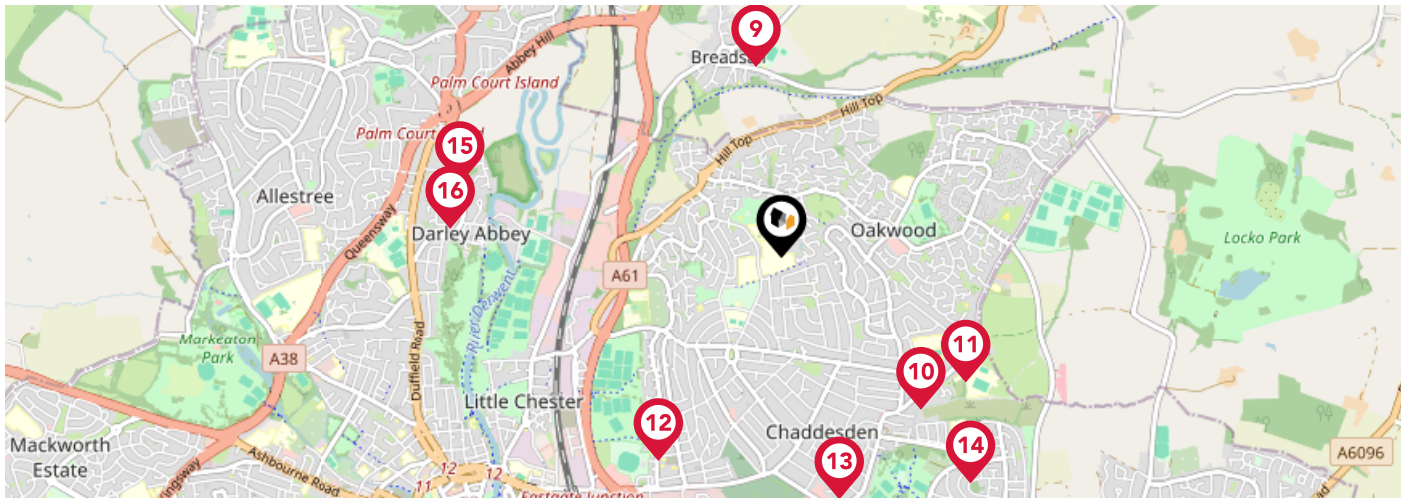
<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 83% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	52 m <sup>2</sup>



# Area Schools

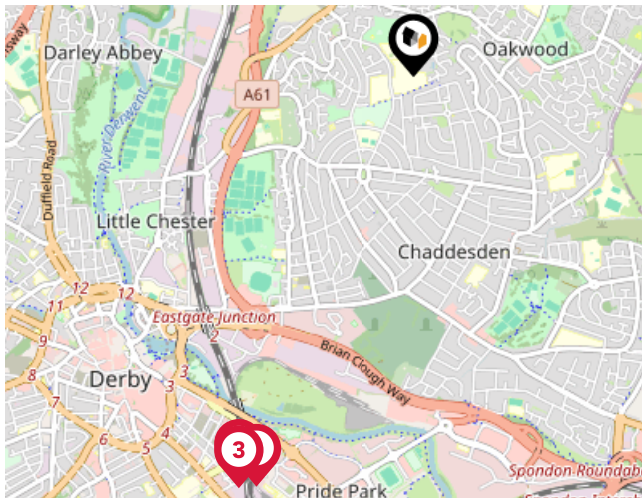


	Nursery	Primary	Secondary	College	Private
<p><b>1 Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2 Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:0.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3 St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:0.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4 Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5 Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6 Beaufort Community Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:0.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7 St Giles' School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8 Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



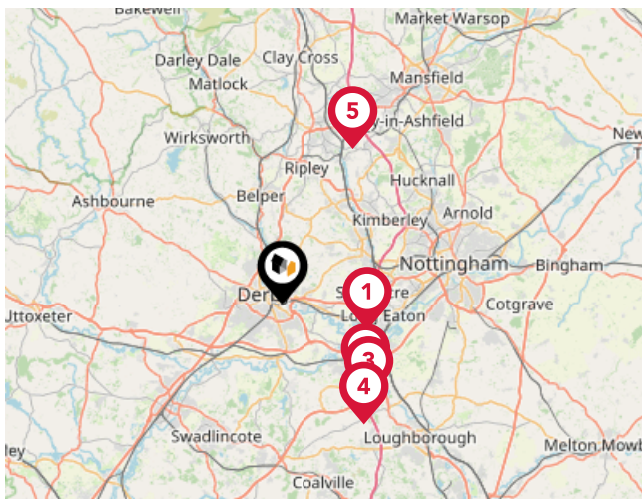
	Nursery	Primary	Secondary	College	Private
<p><b>9 Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.99</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Derwent Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:1.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 Old Vicarage School</b> Ofsted Rating: Not Rated   Pupils: 152   Distance:1.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Walter Evans Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 444   Distance:1.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



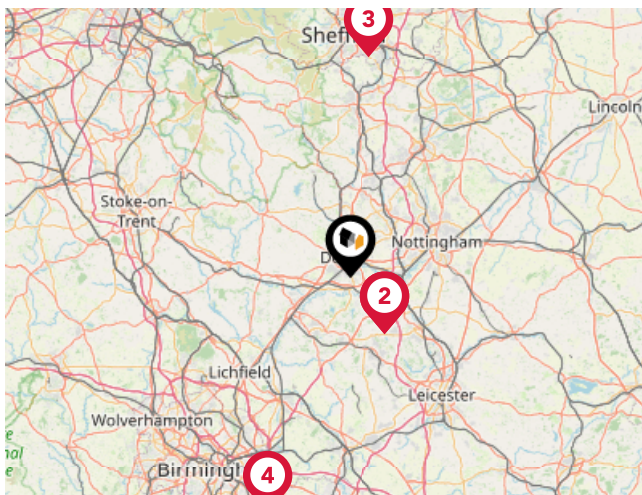
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.96 miles
2	Derby Rail Station	1.97 miles
3	Derby Rail Station	2 miles



## Trunk Roads/Motorways

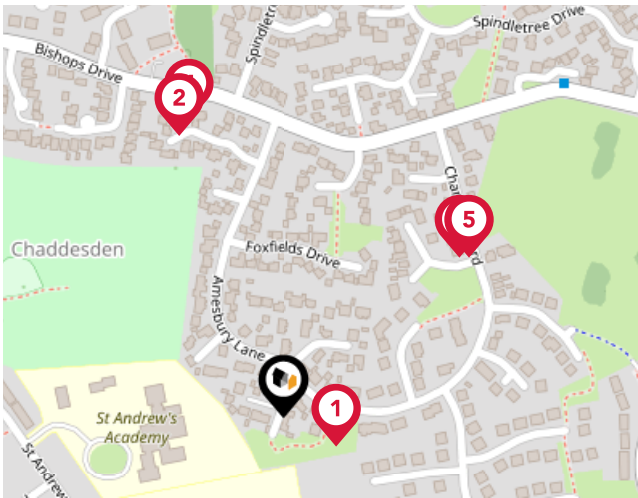
Pin	Name	Distance
1	M1 J25	6.33 miles
2	M1 J24A	8.4 miles
3	M1 J24	9.26 miles
4	M1 J23A	10.39 miles
5	M1 J28	12.09 miles



## Airports/Helipads

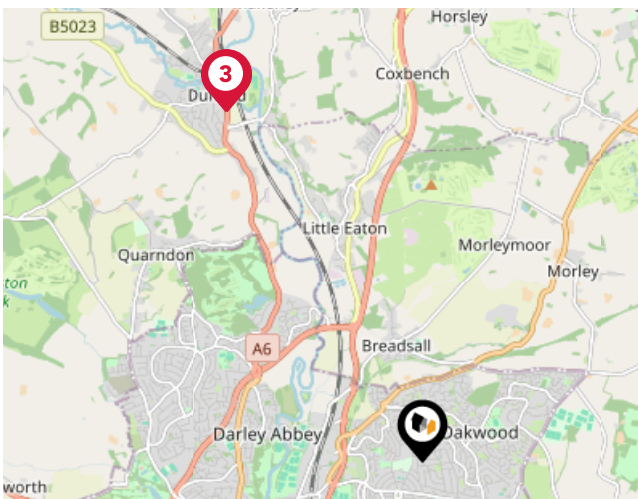
Pin	Name	Distance
1	East Midlands Airport	9.34 miles
2	East Midlands Airport	9.38 miles
3	Sheffield City Airport	31.43 miles
4	Birmingham International Airport Terminal 1	35.93 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Amesbury Lane	0.03 miles
2	Spindletree Drive	0.17 miles
3	Gilderdale Way	0.13 miles
4	Spindletree Drive	0.17 miles
5	Gilderdale Way	0.14 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.58 miles
2	Duffield (Ecclesbourne Valley Railway)	3.58 miles
3	Duffield (Ecclesbourne Valley Railway)	3.59 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.

# 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

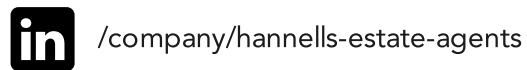
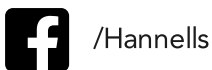


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

### 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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