

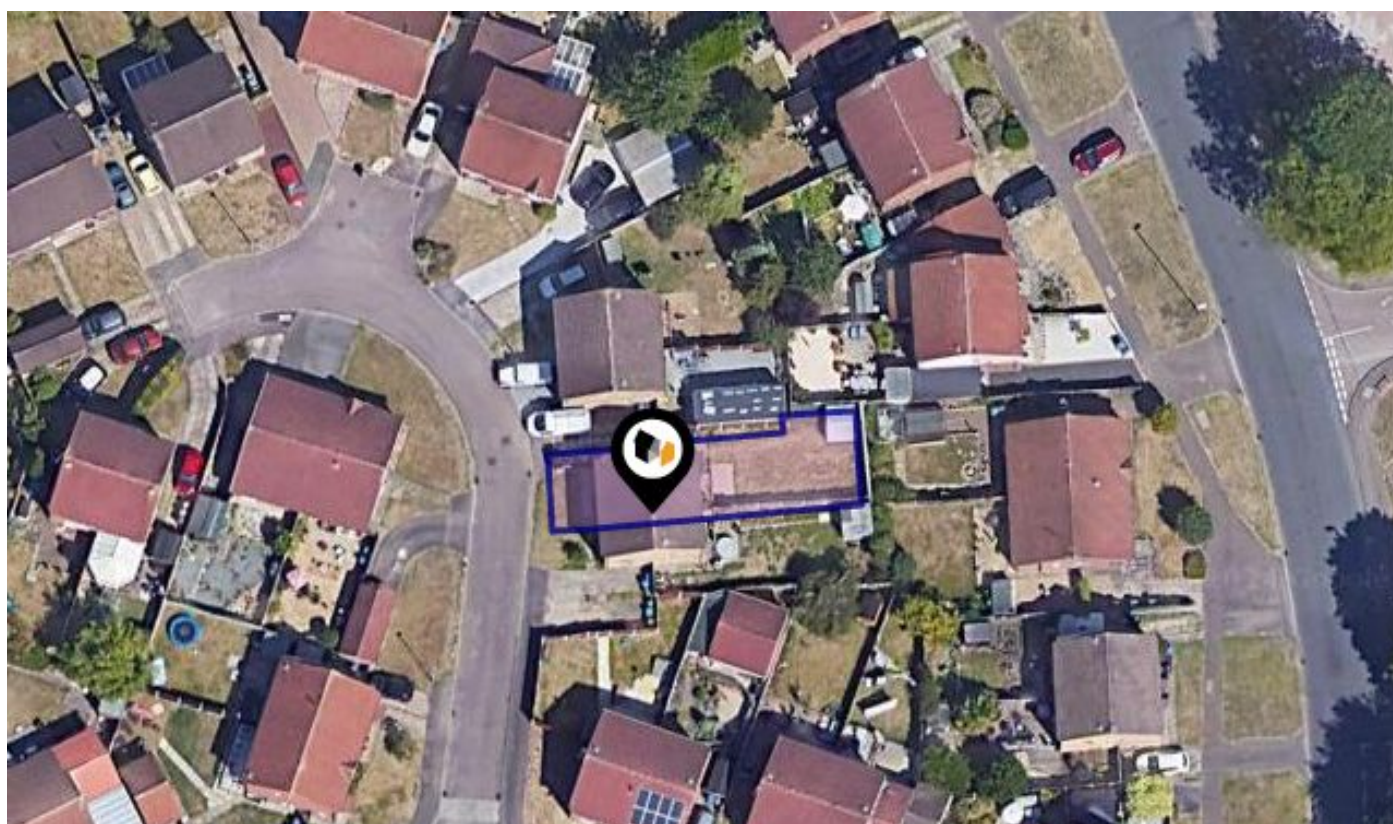


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15th August 2024



TUXFORD CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Maintained And Presented Semi-Detached Home
- > Two Double Bedrooms
- > Fitted Dining Kitchen
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A two double bed roomed semi detached home offering well-maintained and presented accommodation, ideal for the first time buyer and occupies an established cul-de-sac location. The property benefits from off-road parking, an enclosed rear garden and an internal viewing is highly recommended.

The accommodation benefits from UPVC double glazing and gas central heating and briefly comprises:- lounge, fitted dining kitchen, two double bedrooms and modern bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking.

The property is well situated for shops, schools transport links together with easy access for Derby City Centre and road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Door to:-

Lounge: (15'1" x 11'1") 4.60 x 3.38

Fitted Dining Kitchen: (11'9" x 8'10") 3.58 x 2.69

First Floor Landing:

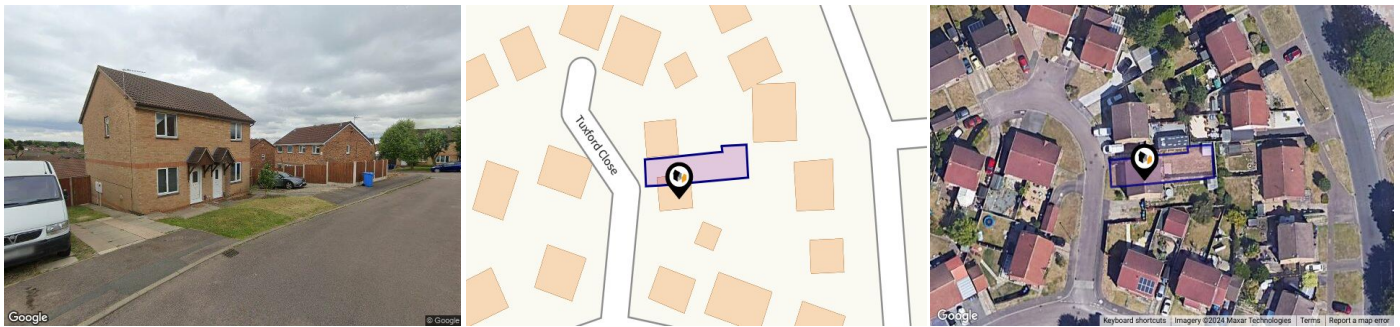
Double Bedroom One: (11'10" x 8'10") 3.61 x 2.69

Double Bedroom Two: (11'10" x 7'0") 3.61 x 2.13

Modern Bathroom: (8'10" x 4'1") 2.69 x 1.24

Outside:

There are gardens to both front and rear elevations, the front is laid mainly to lawn. A driveway provides off-road parking. Gated access to the side elevation leads to an enclosed rear garden having a paved patio area with lawned area beyond, two garden stores, cold water tap and outside power point.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	592 ft ² / 55 m ²		
Plot Area:	0.04 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY164462		

Local Area

Local Authority:	Derby
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	57 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

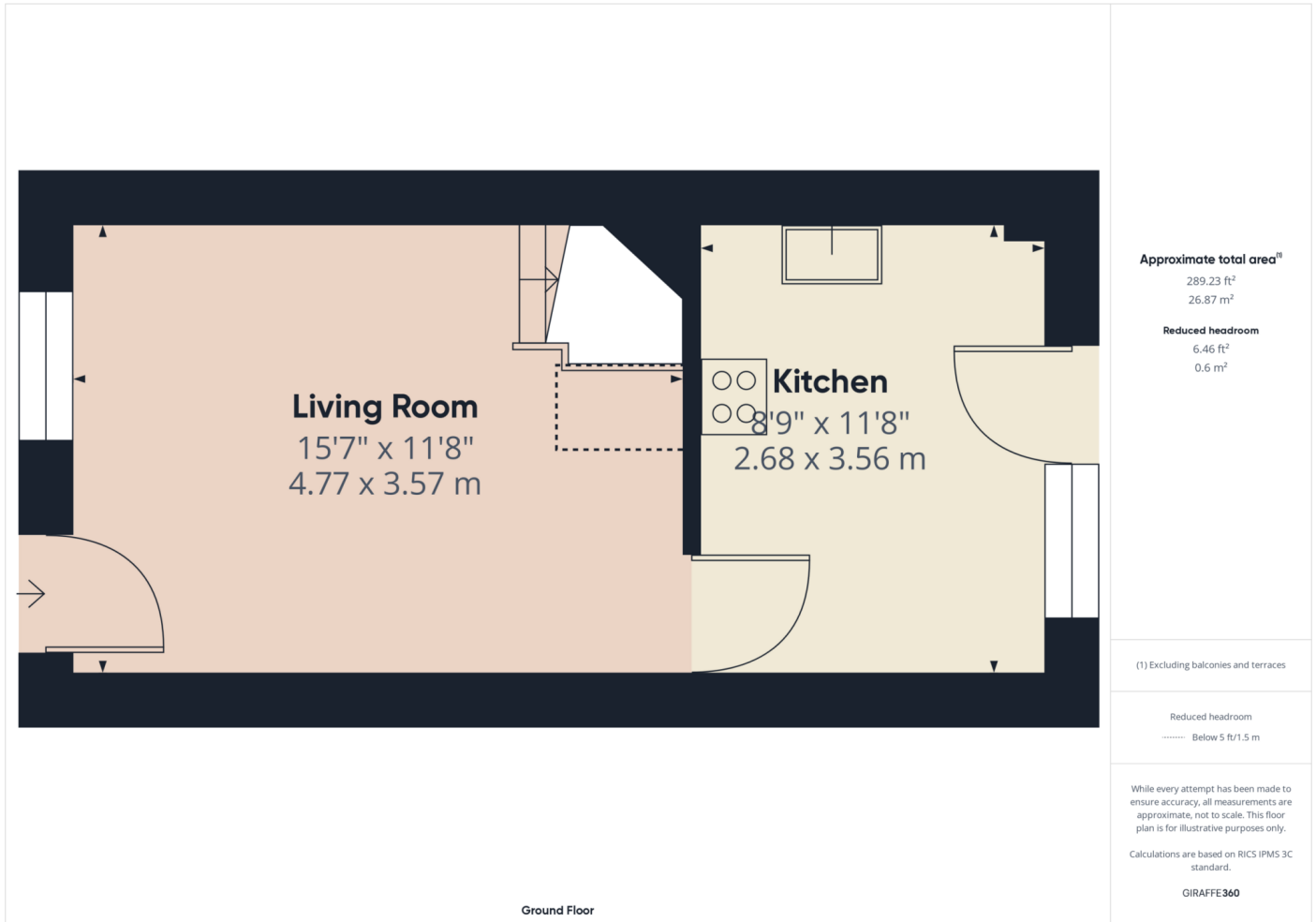


Satellite/Fibre TV Availability:

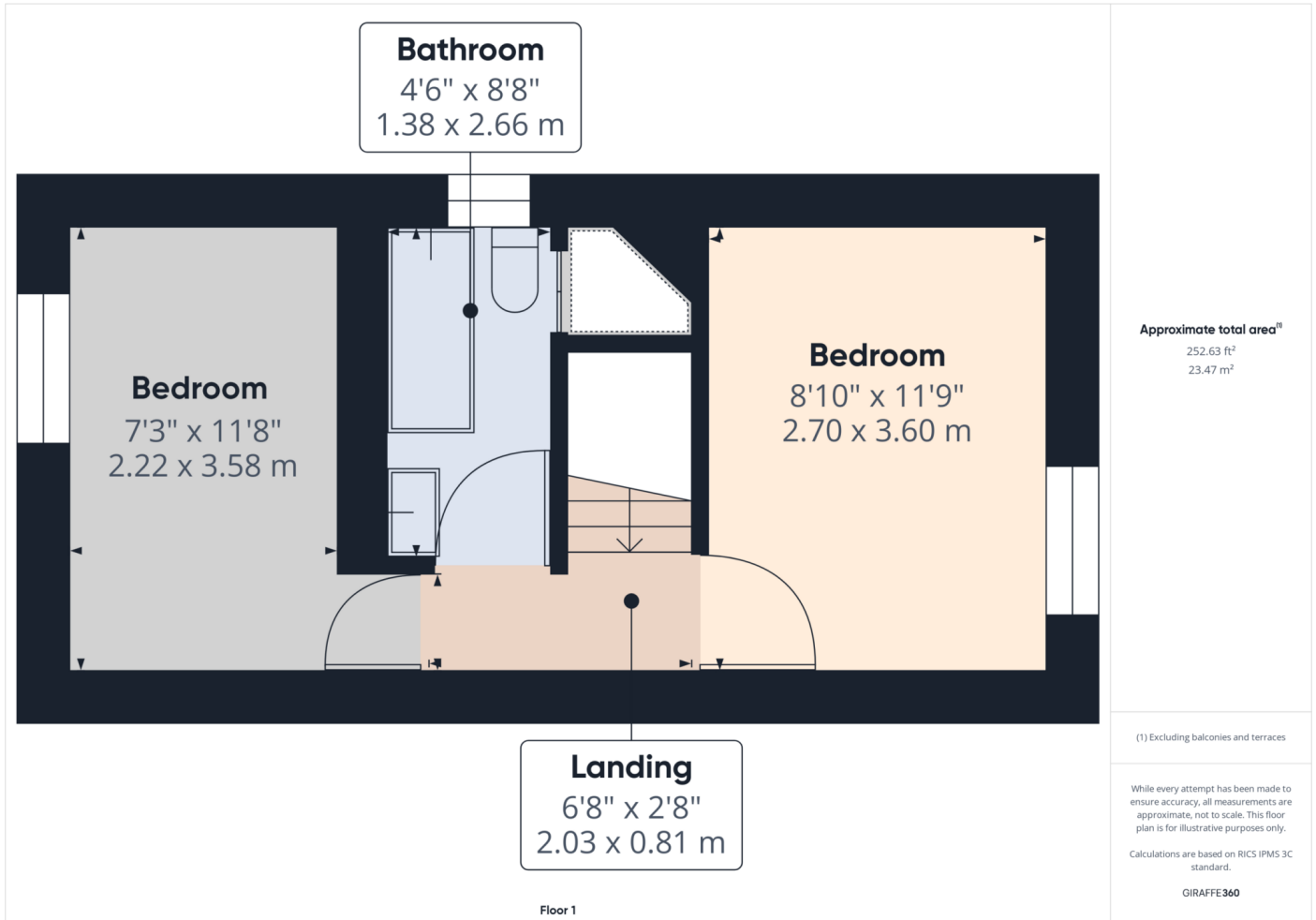




TUXFORD CLOSE, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



DERBY, DE21

Energy rating

D

Valid until 18.12.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

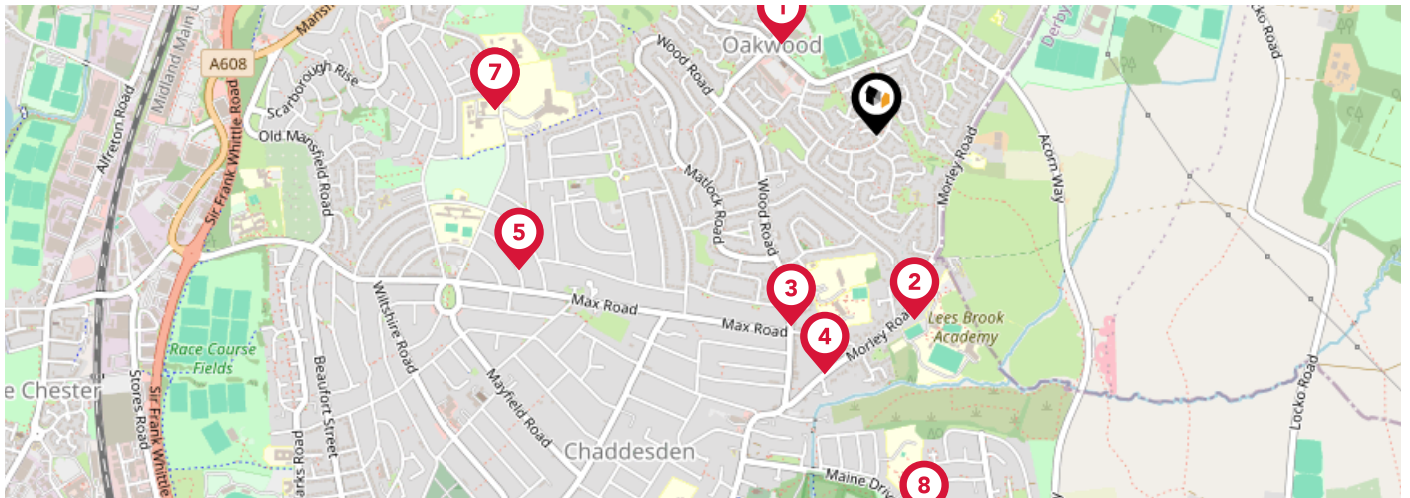
EPC - Additional Data



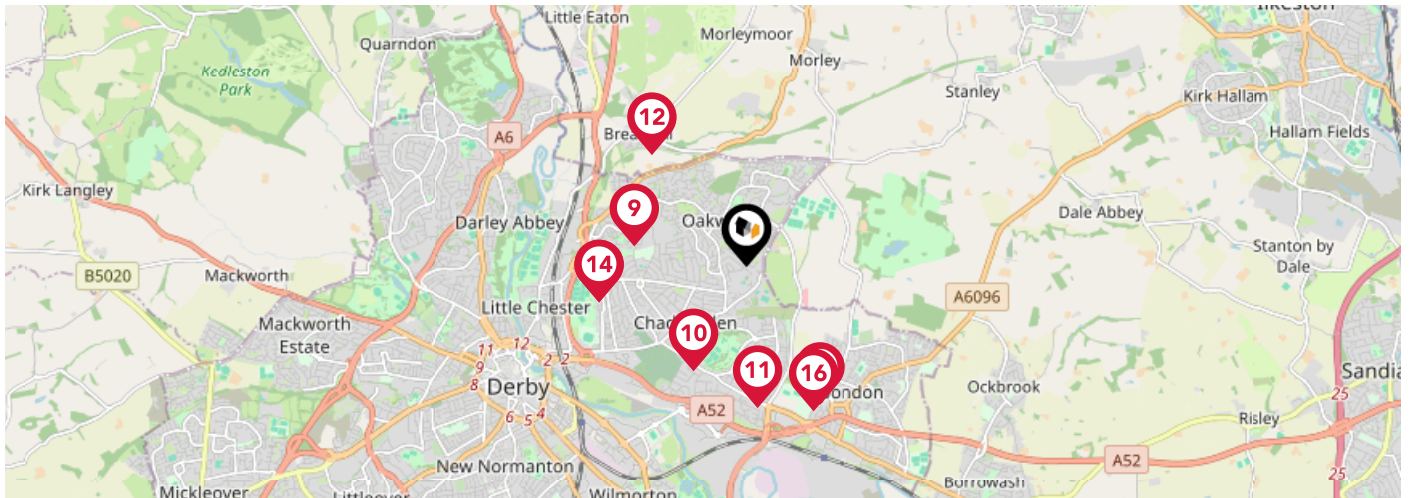
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Standard tariff
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, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	55 m ²

Area Schools

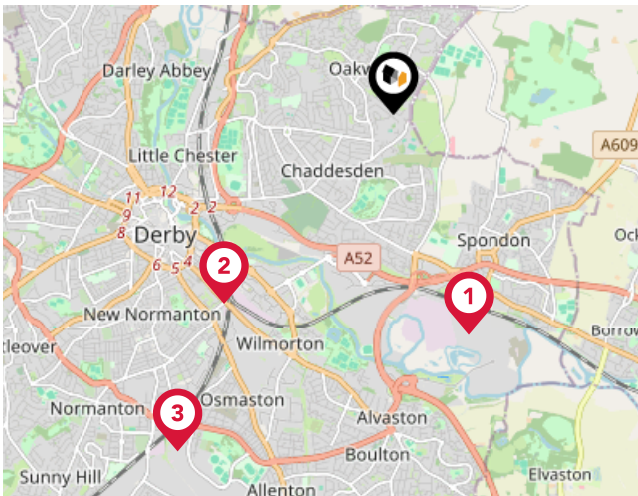


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.54	<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: 393 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



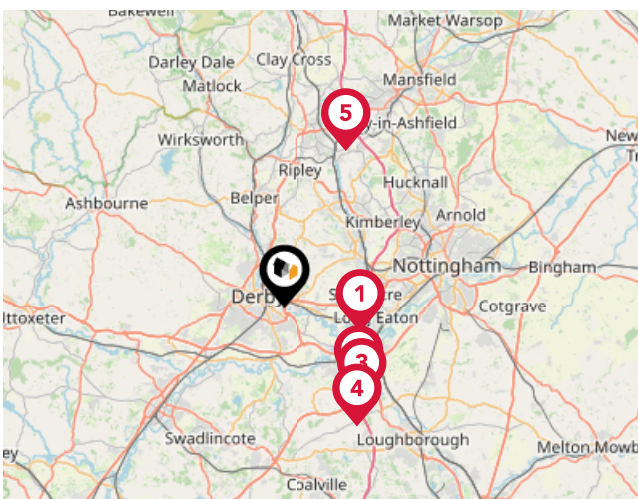
		Nursery	Primary	Secondary	College	Private
	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.04	<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: 631 Distance:1.27	<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: 114 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1464 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



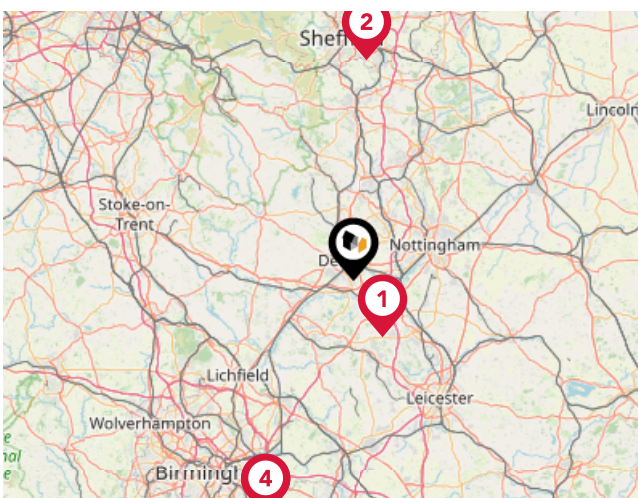
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.08 miles
2	Derby Rail Station	2.27 miles
3	Peartree Rail Station	3.58 miles



Trunk Roads/Motorways

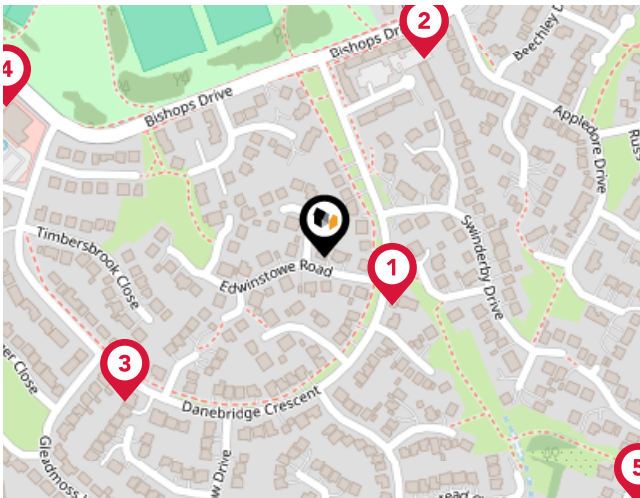
Pin	Name	Distance
1	M1 J25	5.59 miles
2	M1 J24A	7.79 miles
3	M1 J24	8.67 miles
4	M1 J23A	9.87 miles
5	M1 J28	11.94 miles



Airports/Helipads

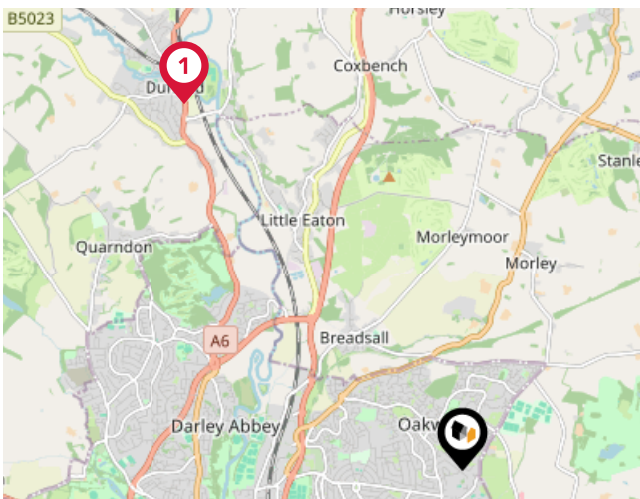
Pin	Name	Distance
1	East Midlands Airport	8.89 miles
2	Sheffield City Airport	31.53 miles
3	Birmingham International Airport Terminal 1	36.05 miles
4	Birmingham International Airport	36.05 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Edwinstowe Road	0.05 miles
2	Appledore Drive	0.12 miles
3	Danebridge Crescent	0.14 miles
4	Oak and Acorn	0.2 miles
5	Besthorpe Close	0.22 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.12 miles
2	Tram Park & Ride	7.04 miles
3	Toton Lane Tram Stop	7.04 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

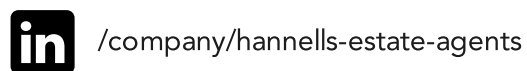
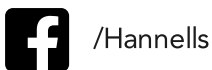


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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