

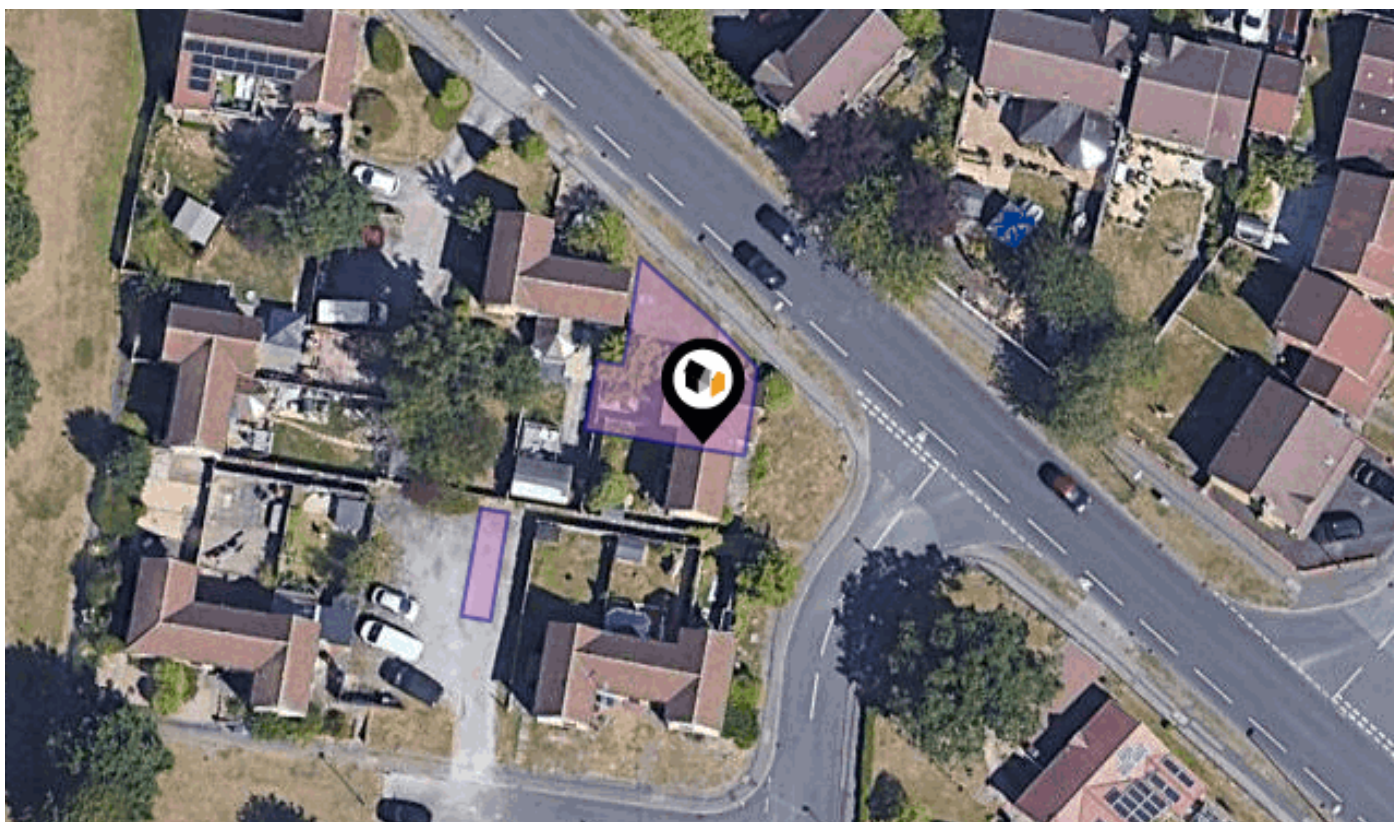


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th January 2025



BISHOPS DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modern & Well-Presented Two-Bedroom, Semi-Detached Home
- > Ideal First Time Buy, No Upward Chain
- > Allocated Parking, Early Viewing Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A modern, well-presented and appointed semi-detached home, ideal for the first time buyer and offered for sale with no upward chain. The property benefits from two bedrooms, an enclosed garden and allocated parking and is well situated for local amenities! The accommodation is supplemented by gas fired central heating, UPVC double glazing and neutral decor and briefly comprises:- entrance area to open plan lounge and dining through to a fitted kitchen. To the first floor the landing provides access to two bedrooms and modern shower room. Outside, there are gardens to front and side elevations together with allocated parking space. Bishops Drive is well situated for local shops, schools and transport links together with excellent road links for the A38, A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Area:

Open Plan Lounge/Dining Area Through To Kitchen:

Lounge: (13'6" x 11'8") 4.11 x 3.56

Kitchen Diner: (11'8" x 7'8") 3.56 x 2.34

First Floor Landing:

Bedroom One: (11'7" x 8'9") 3.53 x 2.67

Bedroom Two: (8'3" x 6'2") 2.51 x 1.88

Modern Shower Room: (6'2" x 5'5") 1.88 x 1.65

Outside:

There are gardens to front and side elevations, the front is laid mainly to lawn. There is gated access to the side elevation leading to an enclosed side garden arranged for ease of maintenance being mostly paved.



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	495 ft ² / 46 m ²
Plot Area:	0.04 acres
Year Built :	1991-1995
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY142698

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)

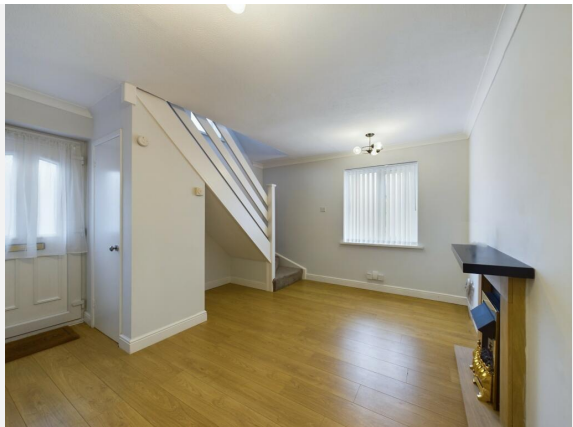
1 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



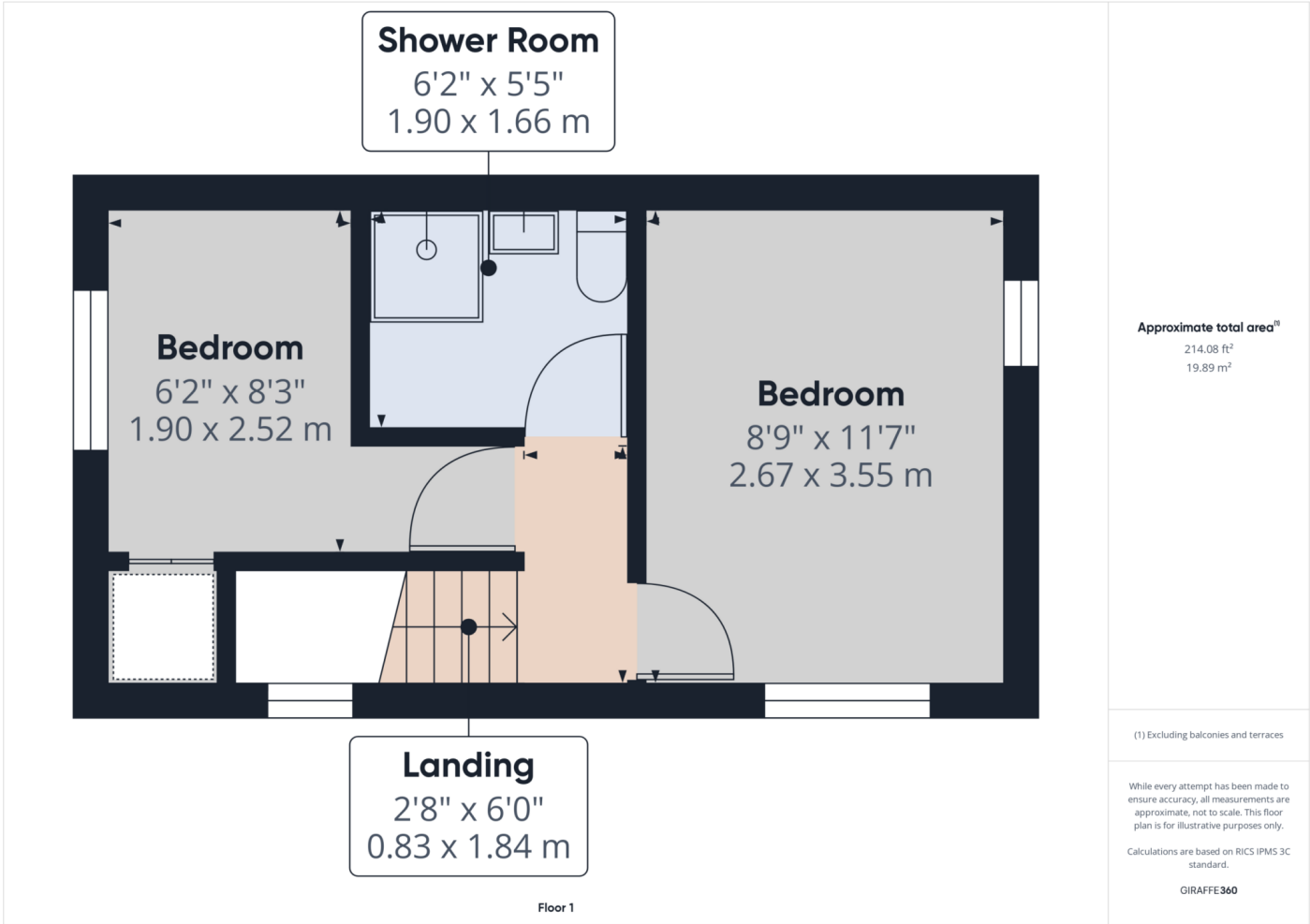
Satellite/Fibre TV Availability:







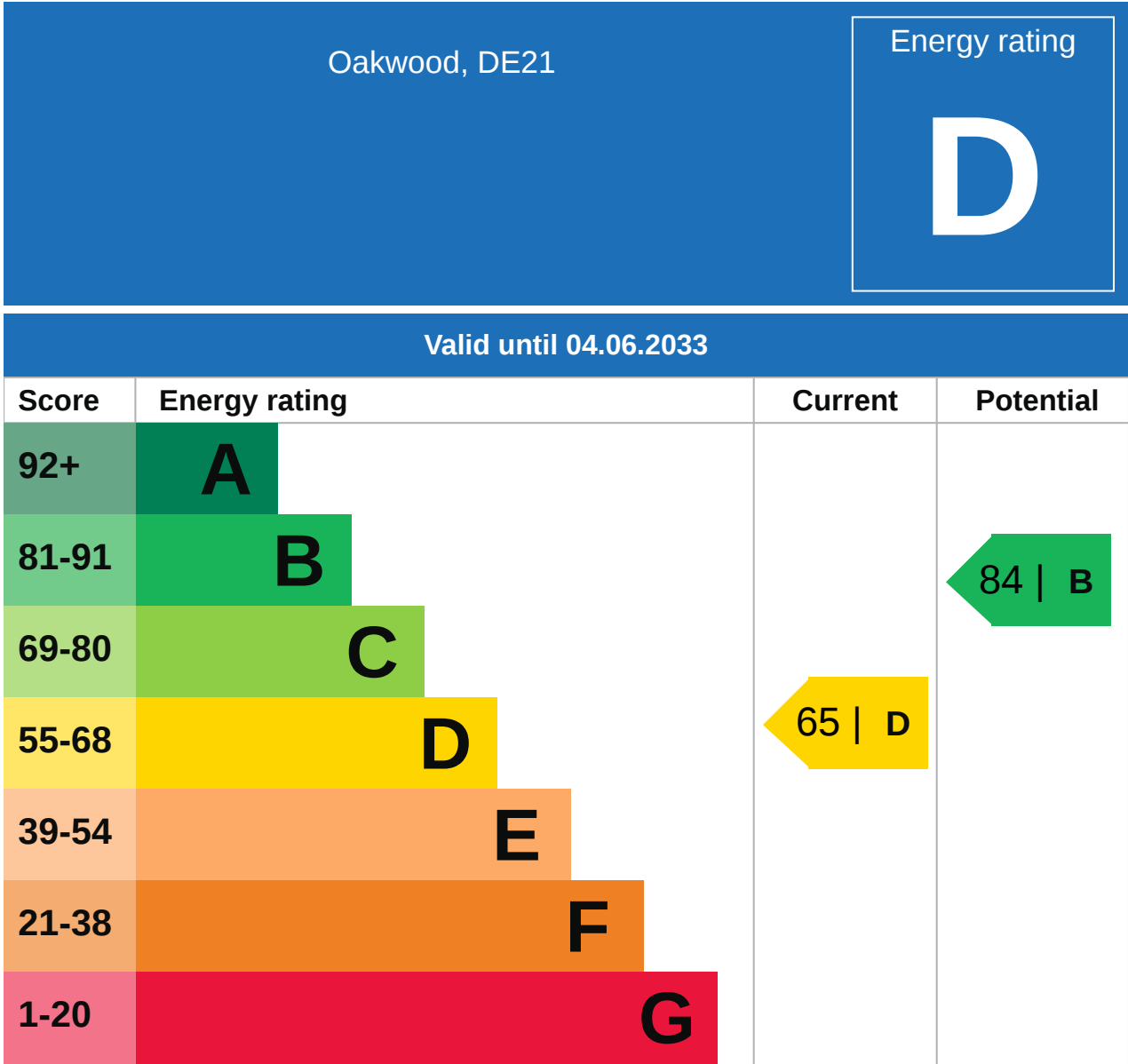
BISHOPS DRIVE, OAKWOOD, DERBY, DE21



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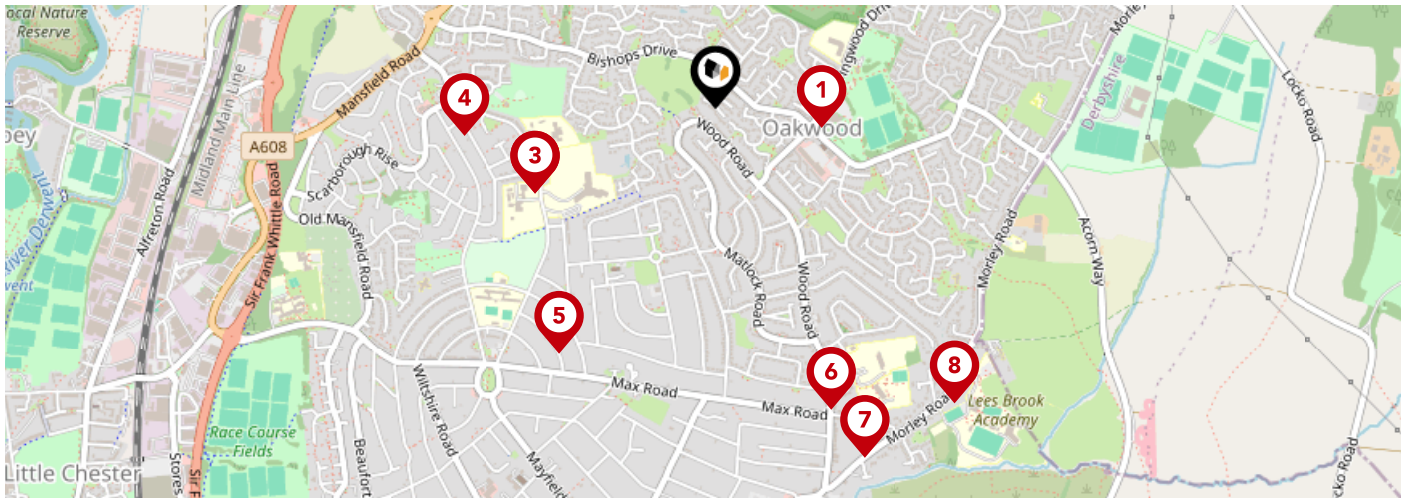


Property EPC - Certificate

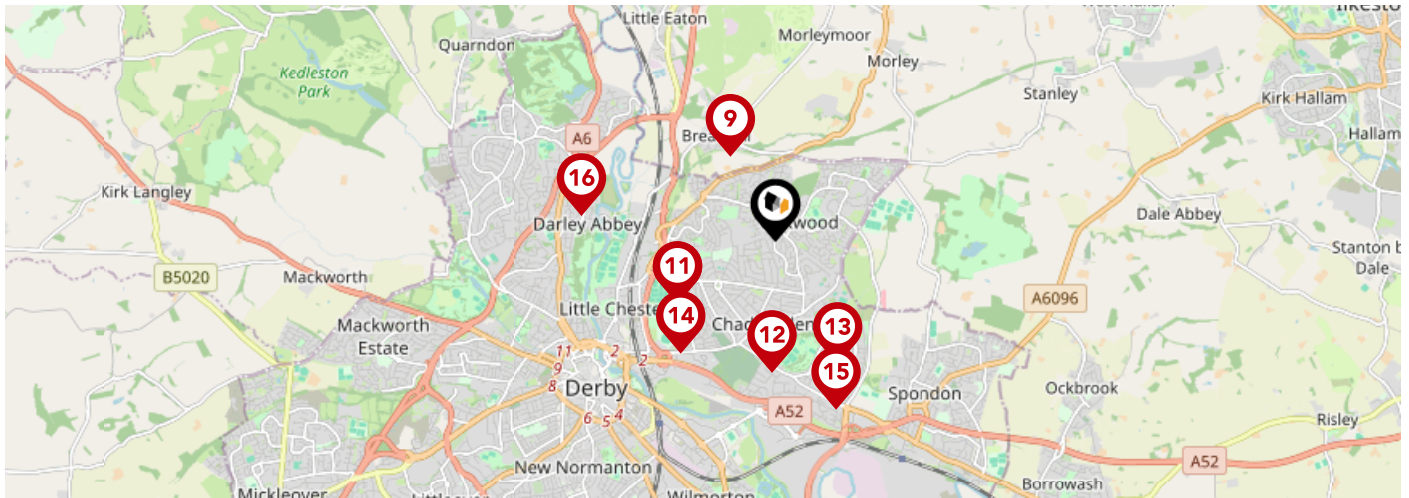










Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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, 100 mm loft insulation
Roof Energy:	Average
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 44% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	46 m ²

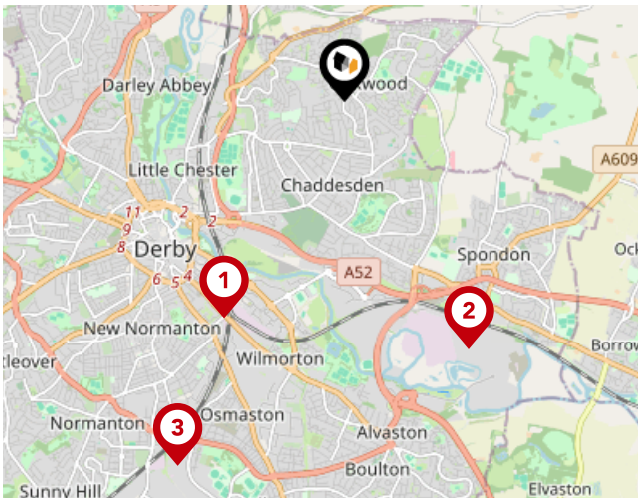


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.72	<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: 323 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



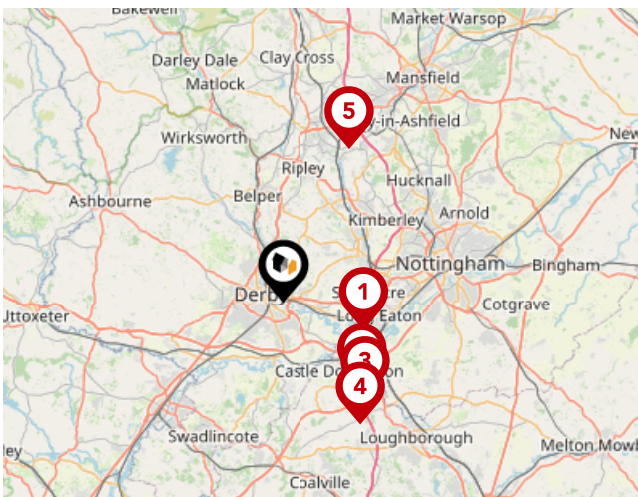
		Nursery	Primary	Secondary	College	Private
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	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:1.31	<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:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Vicarage School Ofsted Rating: Not Rated Pupils: 121 Distance:1.74	<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
	Derby Rail Station	2.22 miles
	Spondon Rail Station	2.48 miles
	Peartree Rail Station	3.58 miles



Trunk Roads/Motorways

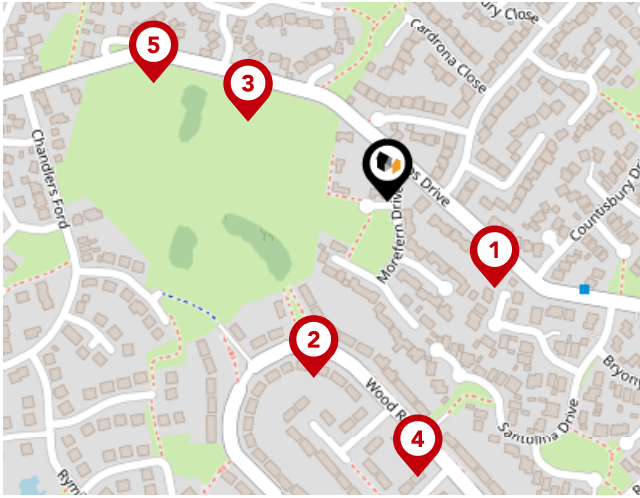
Pin	Name	Distance
	M1 J25	6.09 miles
	M1 J24A	8.27 miles
	M1 J24	9.14 miles
	M1 J23A	10.31 miles
	M1 J28	11.88 miles



Airports/Helipads

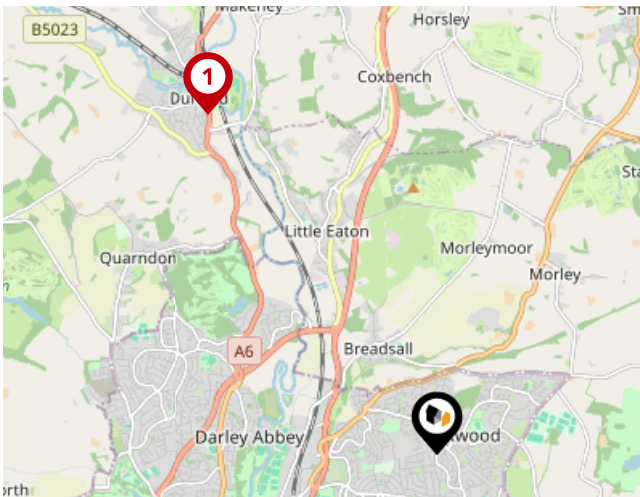
Pin	Name	Distance
	East Mids Airport	9.32 miles
	Birmingham Airport	36.13 miles
	Baginton	39.9 miles
	Finningley	41.11 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Santolina Drive	0.08 miles
2	Topley Gardens	0.11 miles
3	Sedgebrook Close	0.09 miles
4	Fernilee Gardens	0.16 miles
5	Sedgebrook Close	0.15 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.66 miles
2	Tram Park & Ride	7.53 miles
3	Toton Lane Tram Stop	7.53 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.



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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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