

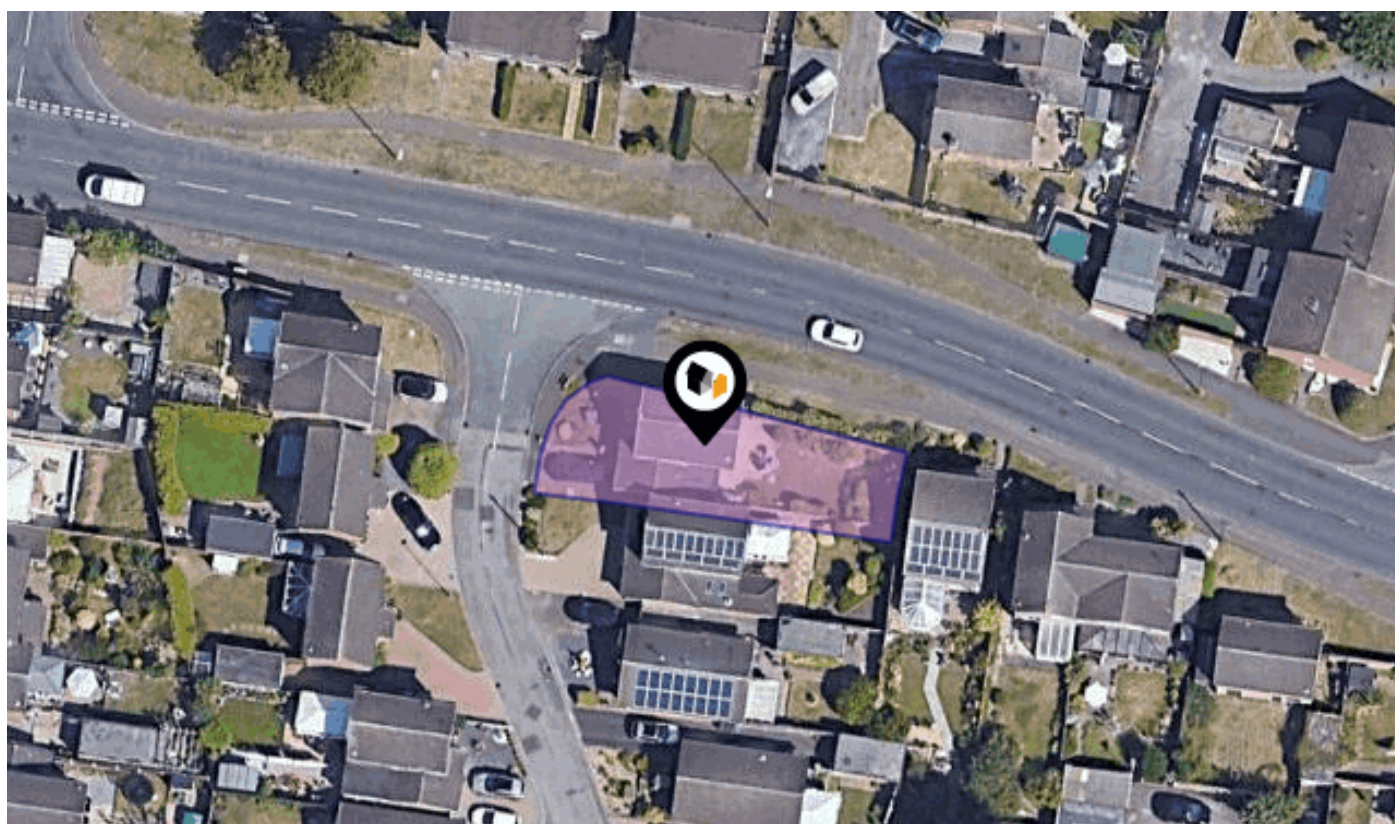


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22<sup>nd</sup> May 2025



**CHIME CLOSE, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Two Bedroom Standard Construction Semi Detached Bungalow
- > EPC Rating D, Council Tax A
- > Off Road Parking With A Detached Garage On A Shared Driveway
- > Private & Enclosed Rear Garden
- > Brought To The Market With No Upward Chain

Brought to the market with no upward chain is this well maintained, two bedroom semi detached bungalow located in the highly popular area of Chaddesden, Derby. Internal viewing is highly recommended to fully appreciate the accommodation on offer as the property features off road parking with a detached garage down a shared driveway, uPVC double glazing, gas central heating and a private and enclosed rear garden. In brief, the accommodation comprises; Entrance porch, hallway, a spacious lounge, a conservatory having plumbing for an automatic washing machine, a modern fitted kitchen, two double bedrooms and a wet room having a three piece suite. At the front of the property is a shared driveway providing off road parking together with a detached garage and secure gate giving access to the rear of the property. To the rear is a private and enclosed garden laid mainly to lawn, patio area, fenced boundaries, flower beds and access to the tandem length garage.

Entrance Porch: (6'3" x 3'1") 1.90 x 0.94

Hallway: (2'9" x 15'2") 0.84 x 4.62

Lounge: (10'6" x 12'11") 3.20 x 3.94

Conservatory: (18'6" x 6'9") 5.64 x 2.06

Kitchen: (8'3" x 8'4") 2.51 x 2.54

Bedroom: (10'6" x 10'9") 3.20 x 3.28

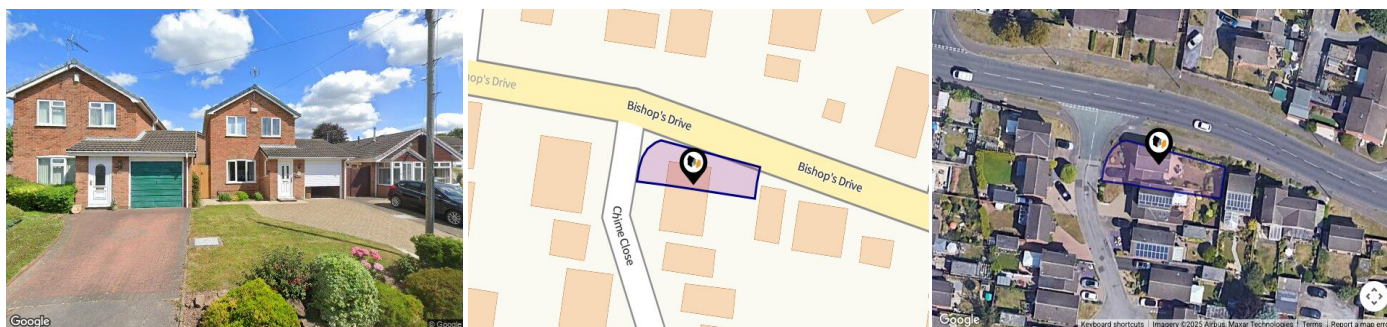
Bedroom: (11'4" x 8'1") 3.45 x 2.46

Wet Room: (5'6" x 6'4") 1.68 x 1.93

### Buyer Information::

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers at a cost of £25 (inc. VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3. Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

# Property Overview



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	764 ft <sup>2</sup> / 71 m <sup>2</sup>		
Plot Area:	0.06 acres		
Year Built :	1976-1982		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY77229		

## Local Area

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

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

5	121	1000
mb/s	mb/s	mb/s

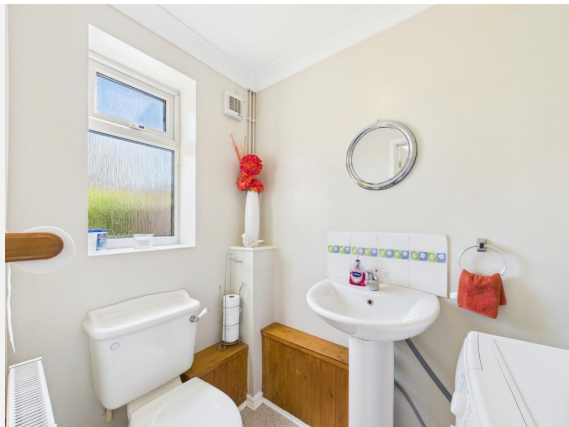
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



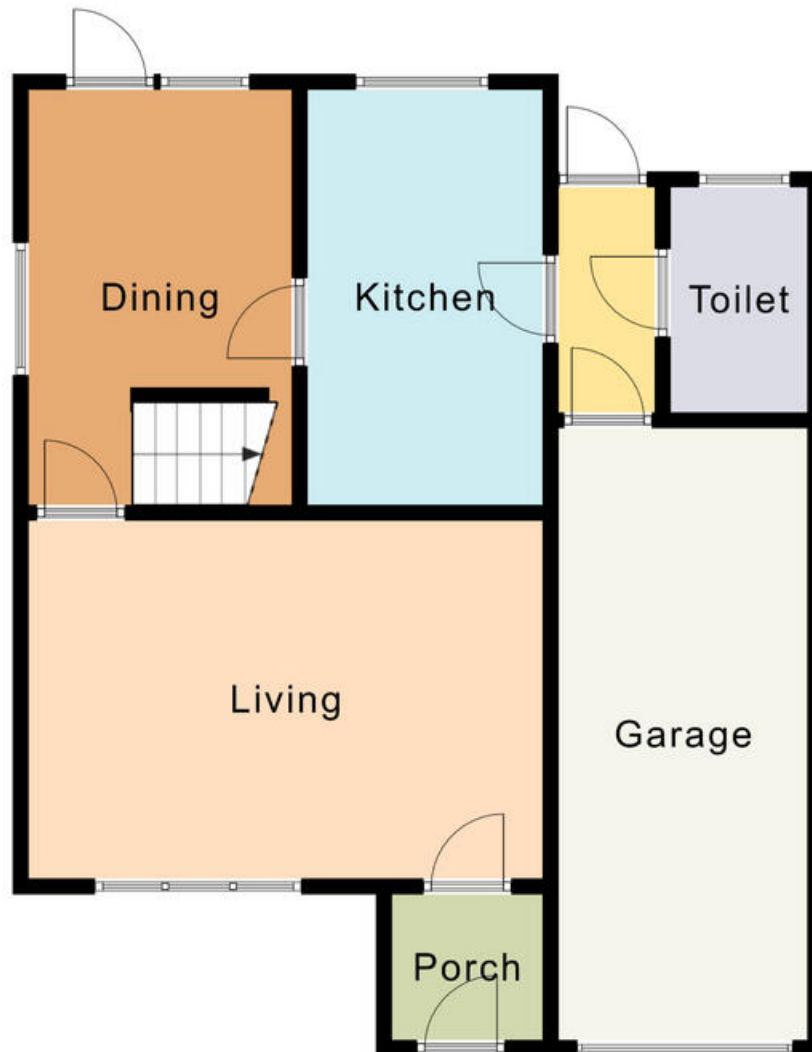




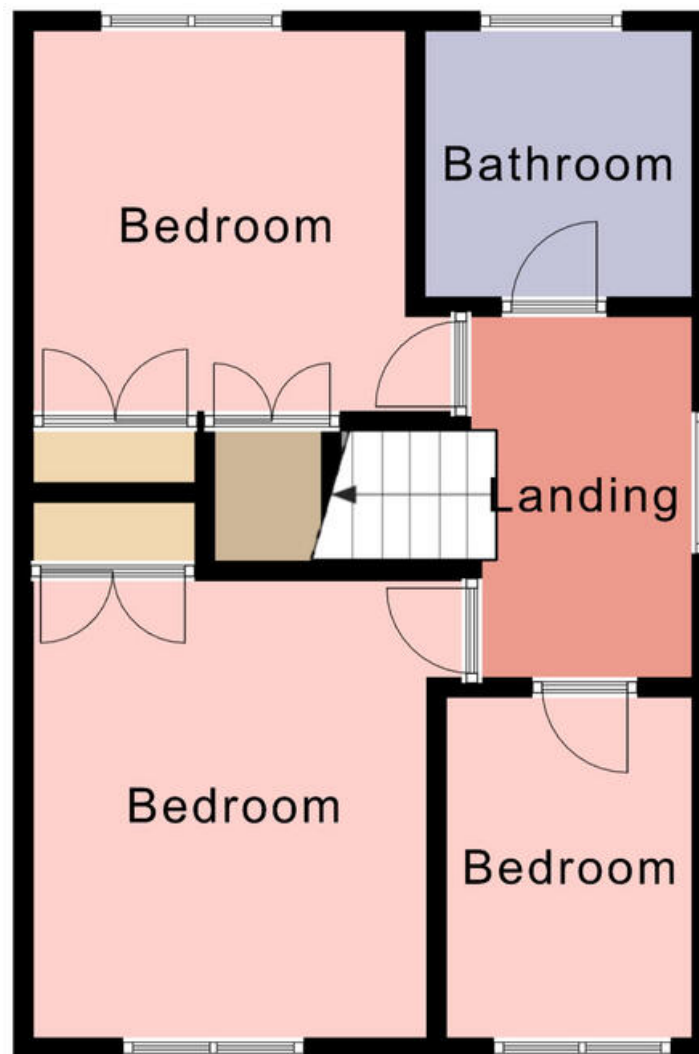




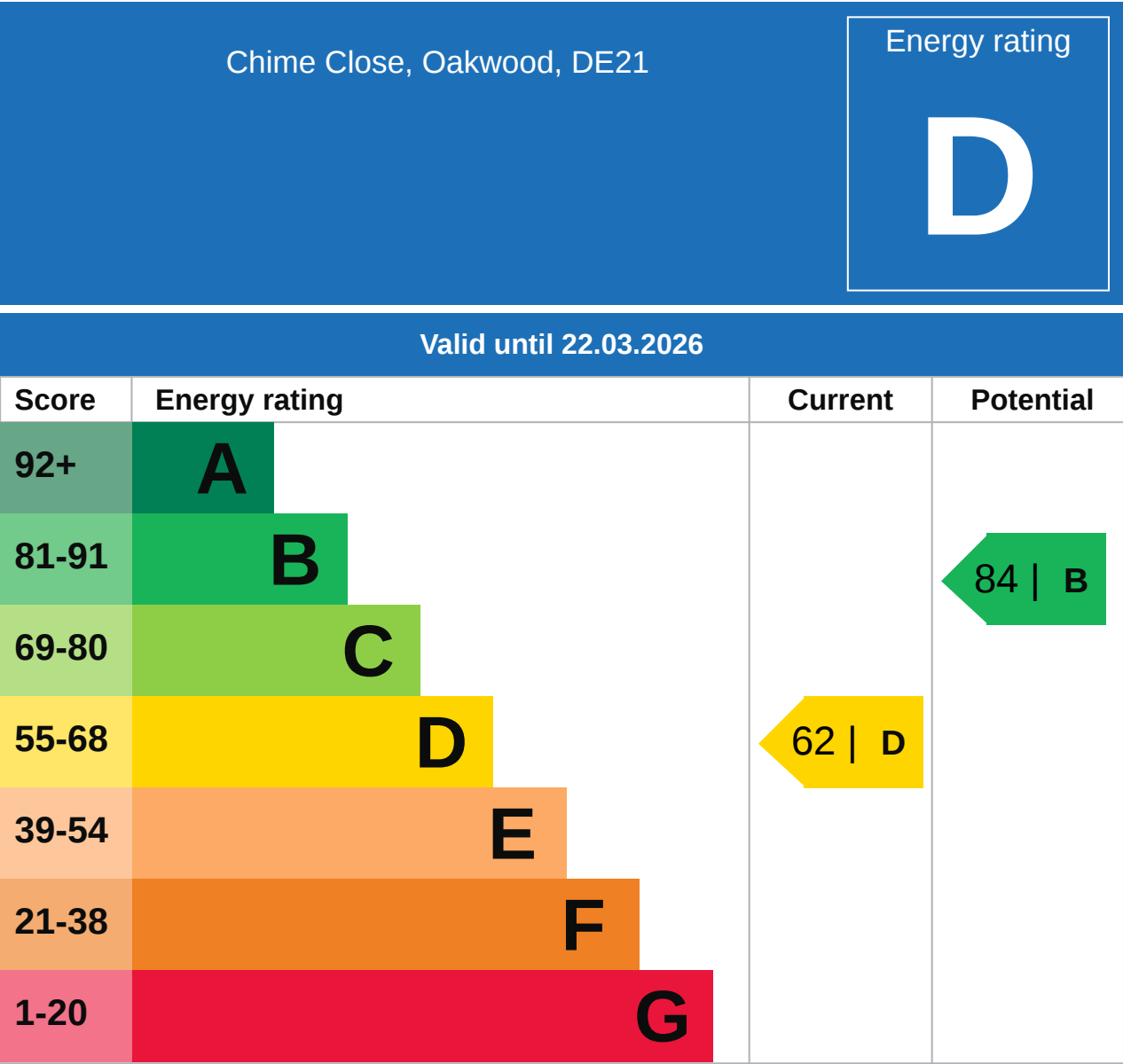
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# Property EPC - Certificate





# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Dual
<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>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 50 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	71 m <sup>2</sup>



## Hannells

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Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

## 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.

## 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

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