

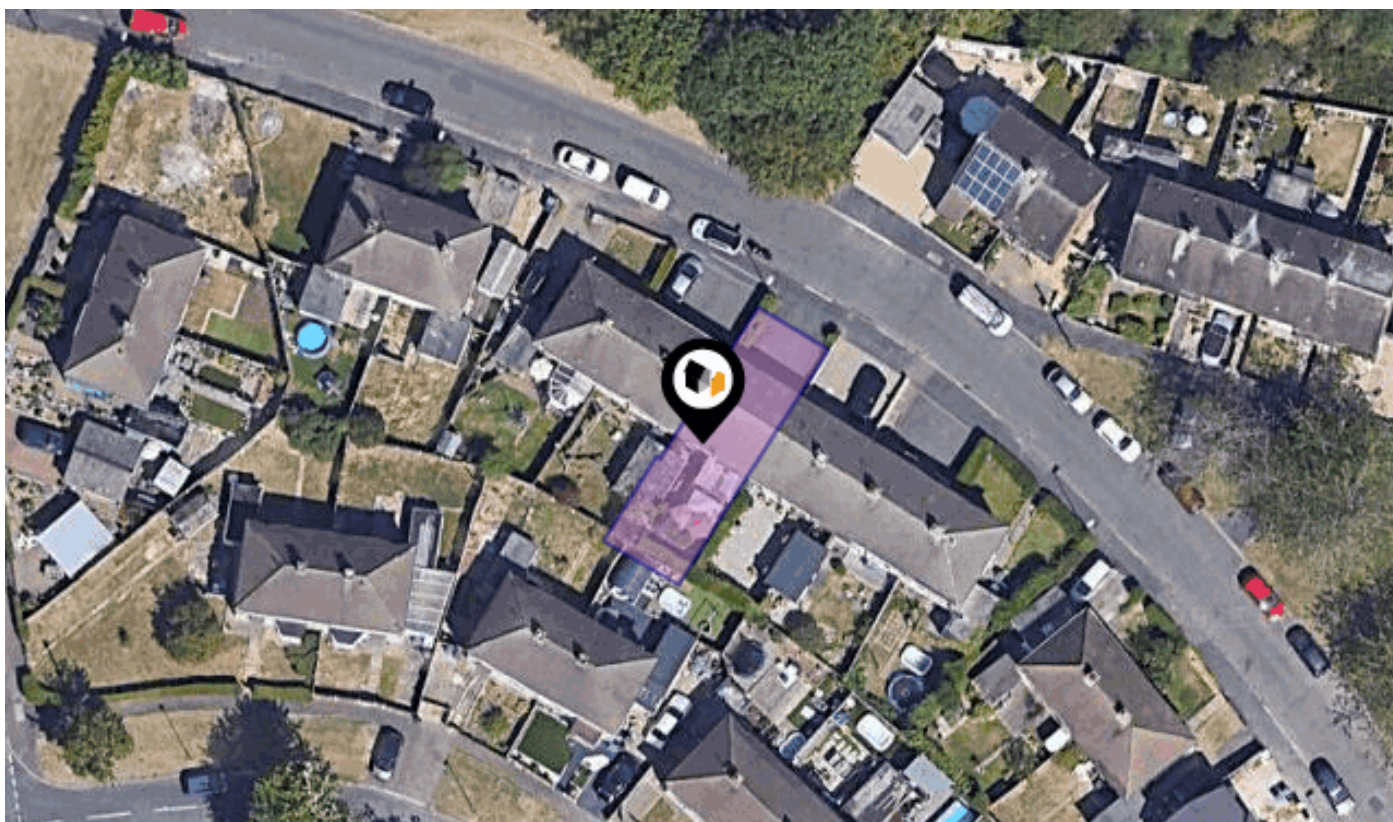


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th June 2025



OREGON WAY, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Three Bedroomed Inner Terrace Property
- > Ideal First Time Buy, No Upward Chain
- > Off Road Parking, Enclosed Rear Garden With Outhouses
- > EPC Rating E, Non Standard Construction
- > Council Tax Band A, Freehold

Property Description

A spacious three bedroomed mid-terrace home available for sale with no upward chain, ideal for the first time buyer. The property would benefit from some general updating and viewing is recommended to appreciate the potential of the property. The property benefits from double glazing and briefly comprises:- entrance porch, reception hallway, lounge, kitchen, dining room and rear lean-to. To the first floor are three and shower room with a three piece suite. Outside, there is off-road parking to the front elevation and an enclosed rear garden with three outhouses. Oregon Way is ideally located to offer access to all local amenities including shops, schools, and public transport links within Chaddesden and also offers excellent access to the A52/A50, M1, Nottingham and beyond.

Room Measurement & Details

Entrance Porch:

Reception Hallway:

Lounge: (14'0" x 11'0") 4.27 x 3.35

Kitchen: (10'1" x 9'11") 3.07 x 3.02

Dining Room: (10'1" x 10'1") 3.07 x 3.07

Lean To: (11'0" x 7'0") 3.35 x 2.13

First Floor Landing:

Double Bedroom One: (14'0" x 10'0") 4.27 x 3.05

Double Bedroom Two: (11'0" x 9'11") 3.35 x 3.02

Bedroom Three: (9'11" x 6'10") 3.02 x 2.08

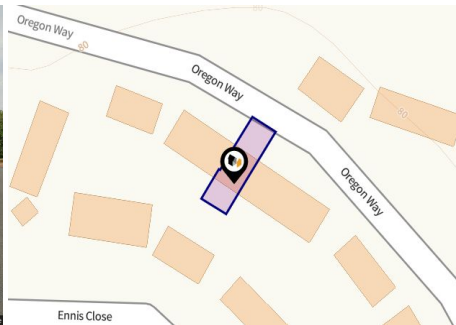
Shower Room: (6'0" x 5'1") 1.83 x 1.55

Outside:

Off road parking is provided to the front elevation. There is a shared entry providing access to the enclosed rear garden with three brick built outhouses, one housing a WC.

Buyer Information:



1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £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

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	990 ft ² / 92 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY166473		

Local Area

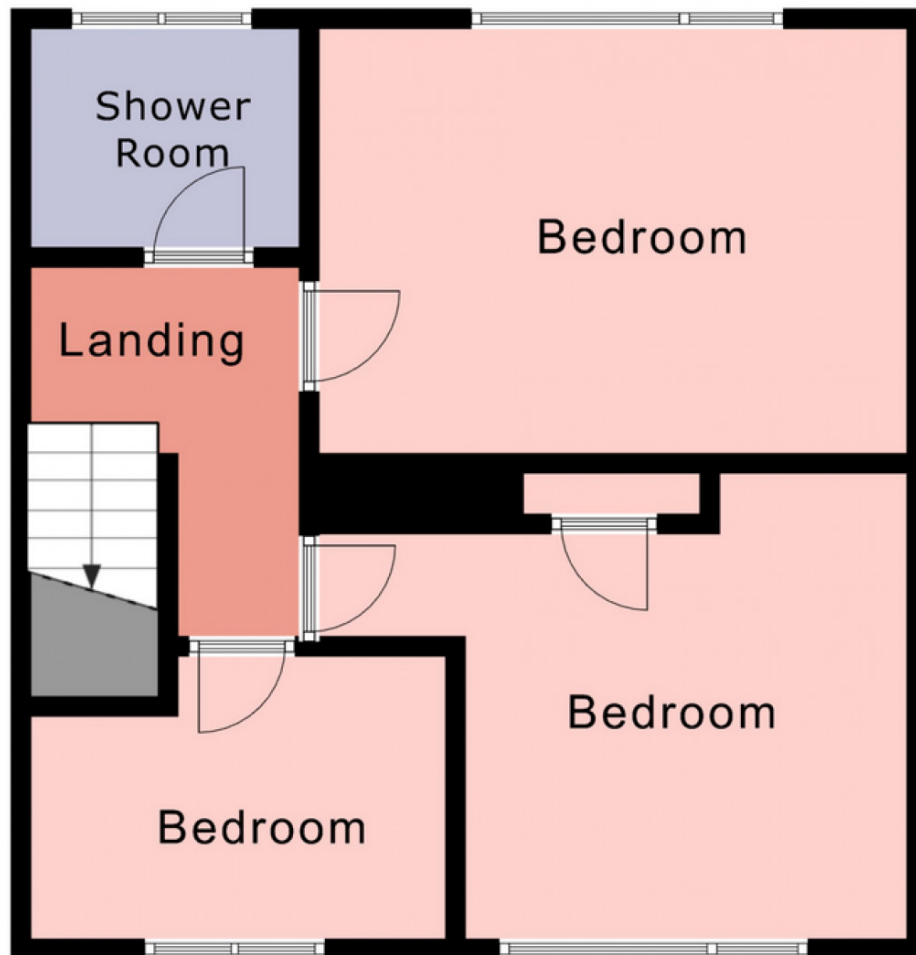
Local Authority:	Derby city	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	29 mb/s	1800 mb/s
• Surface Water	Very low		

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			

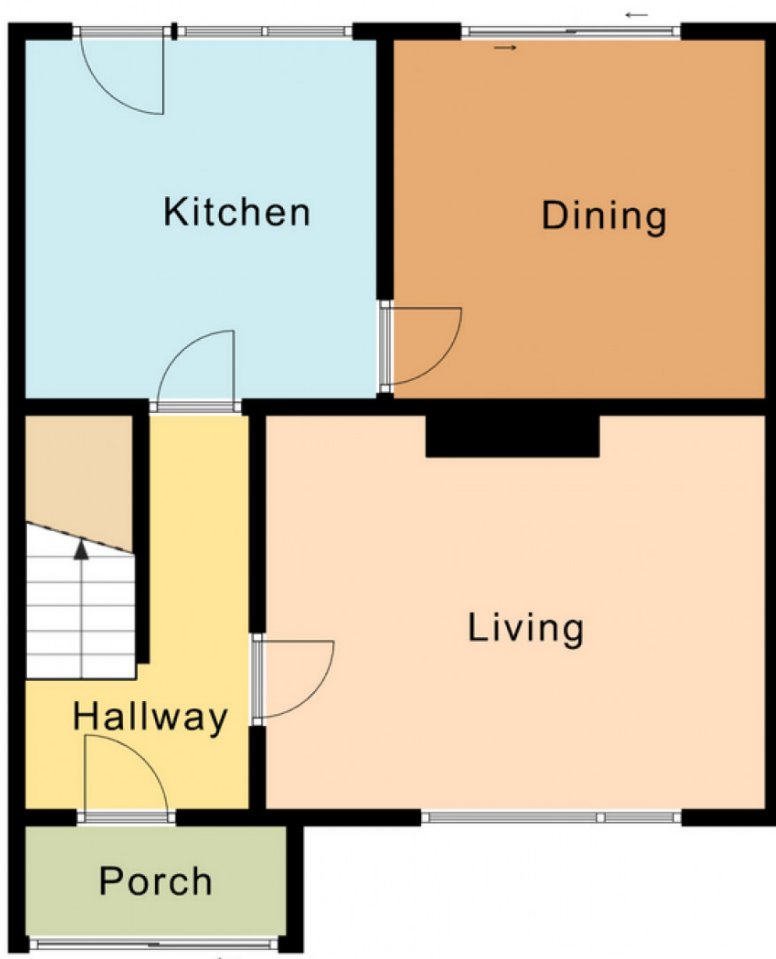




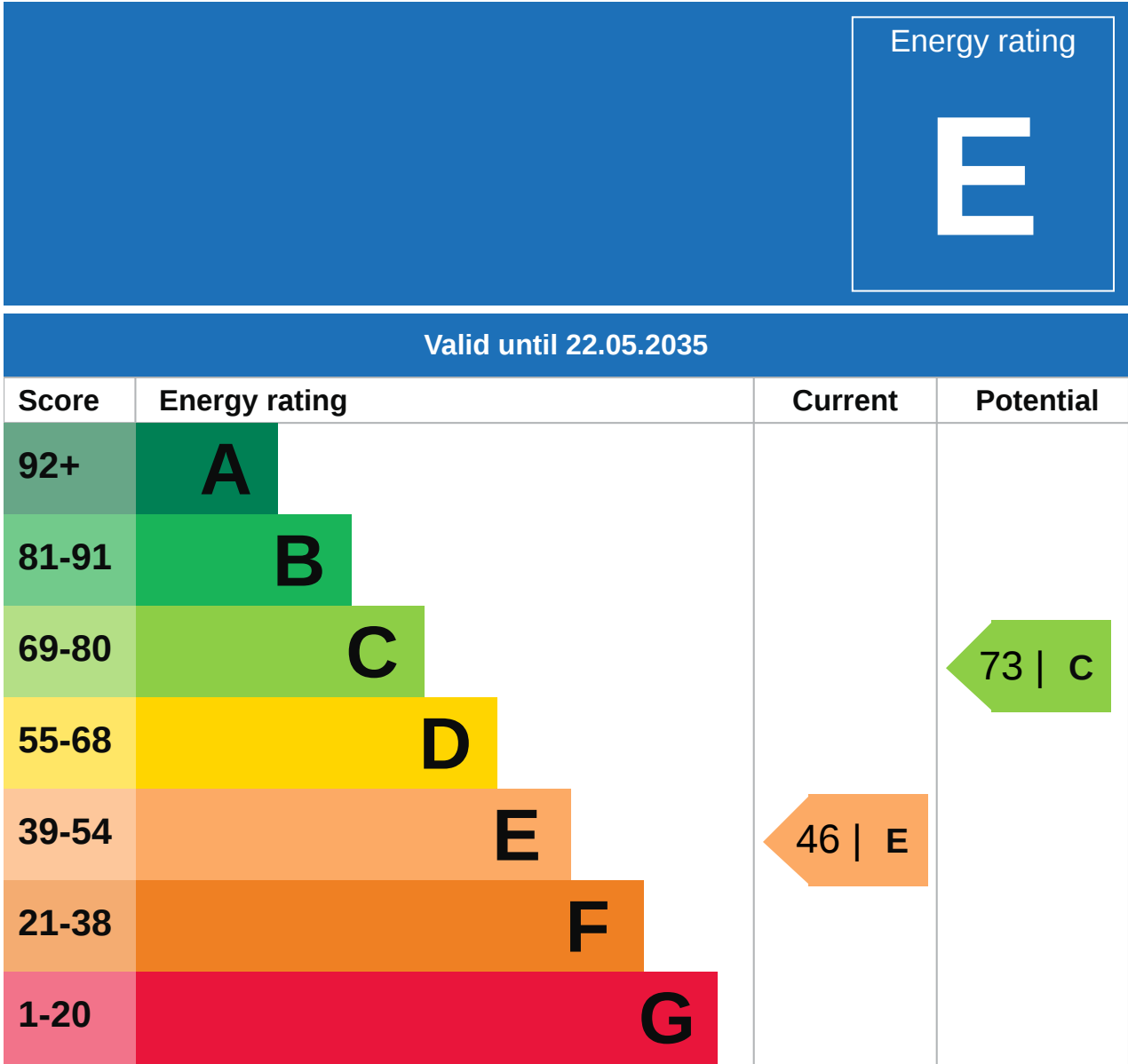
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OREGON WAY, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	System built, as built, no insulation (assumed)
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Pitched, 150 mm loft insulation
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Electric immersion, off-peak
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	92 m ²



Hannells

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

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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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Data Quality

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