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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24th June 2025



OREGON WAY, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Three-Bedroom Semi-Detached Home
- > Freehold/Standard Construction
- > No Upward Chain
- > EPC Rating C/Council Tax Band A
- > Driveway Parking

Property Description

Located in the popular and sought after area of Chaddesden this spacious three-bedroom semi-detached home is offered for sale with no upward chain. Offering a spacious lounge diner, fitted kitchen with integrated appliances, good sized rear garden and ample driveway parking, it will make a fantastic home! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; cloakroom with W.C; spacious lounge; fitted kitchen; first floor landing; three well-proportioned bedrooms and a fitted bathroom. To the front of the property is a driveway providing ample off-road parking and to the rear is a generous mature garden with patio seating area, lawn, mixed flower and shrubbery, brick store and timber store shed. Oregon Way is well situated for local amenities including shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hall:

Lounge Diner: (17'0" x 13'6") 5.18 x 4.11

Kitchen: (10'2" x 9'11") 3.10 x 3.02

Cloakroom: (4'6" x 2'6") 1.37 x 0.76

First Floor Landing:

Bedroom One: (13'3" x 9'10") 4.04 x 3.00

Bedroom Two: (10'3" x 9'11") 3.12 x 3.02

Bedroom Three: (9'10" x 6'11") 3.00 x 2.11

Bathroom: (6'2" x 5'5") 1.88 x 1.65

Buyer Information:















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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	581 ft ² / 54 m ²		
Plot Area:	0.06 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY84622		

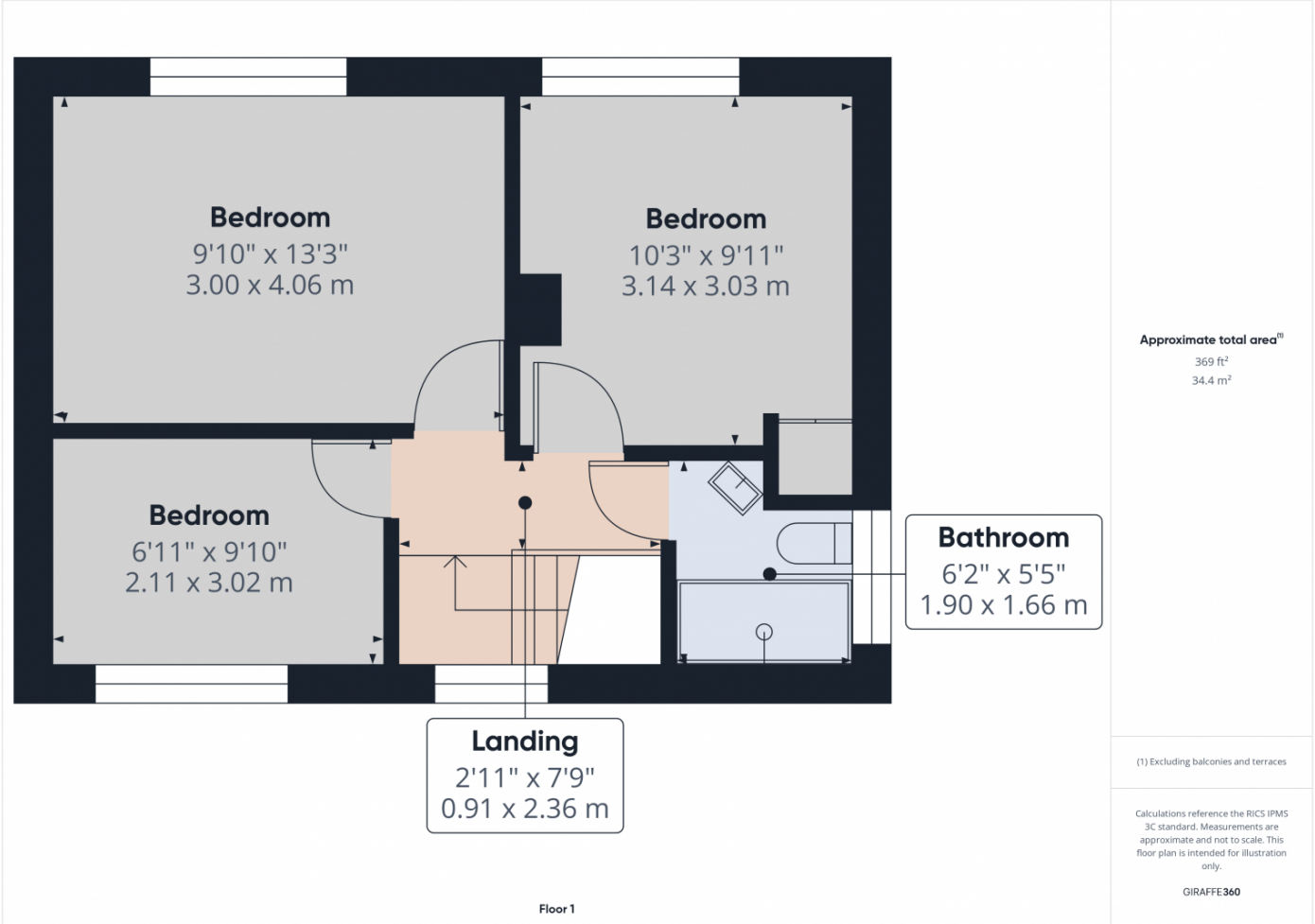
Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	8 mb/s	74 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

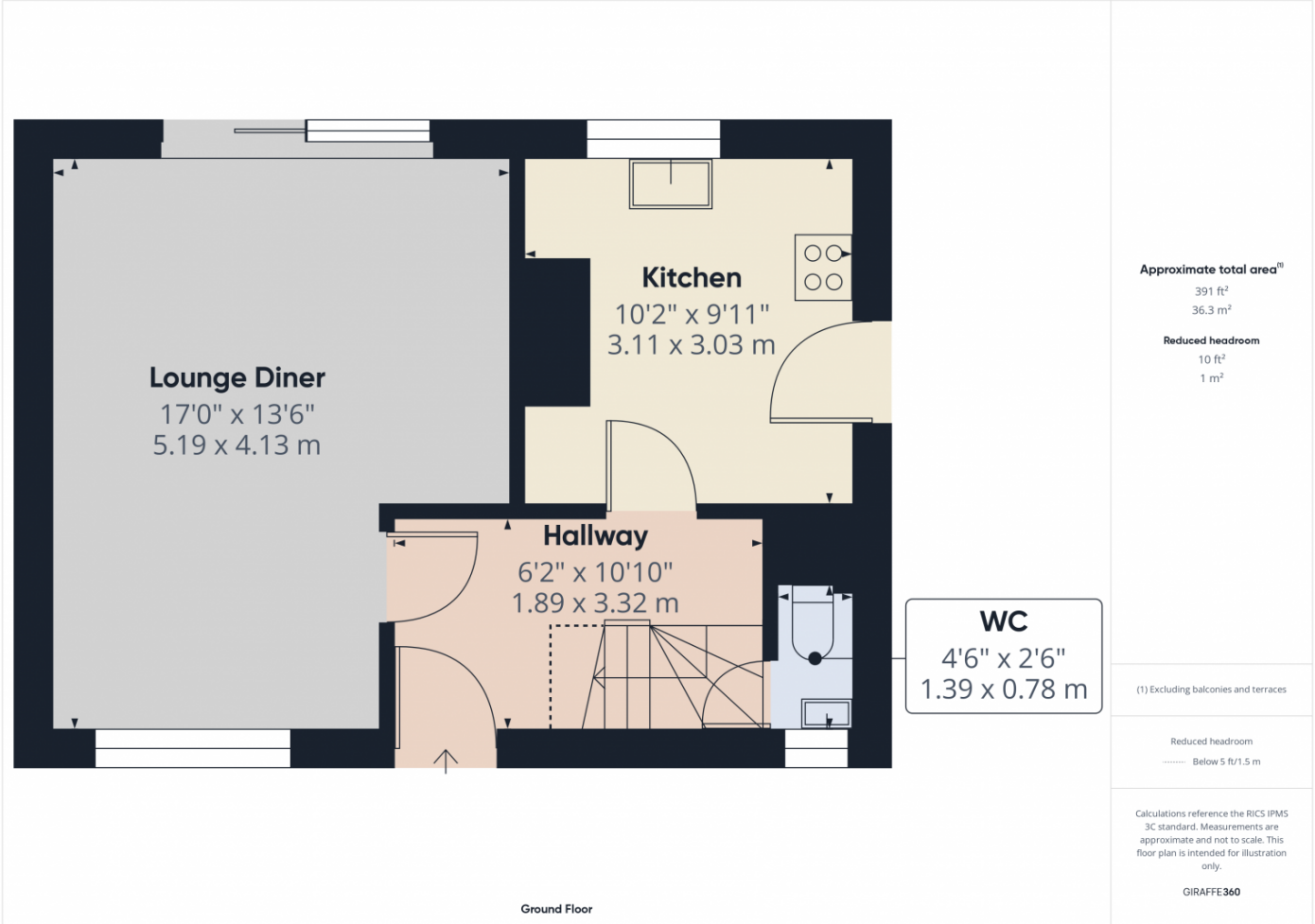




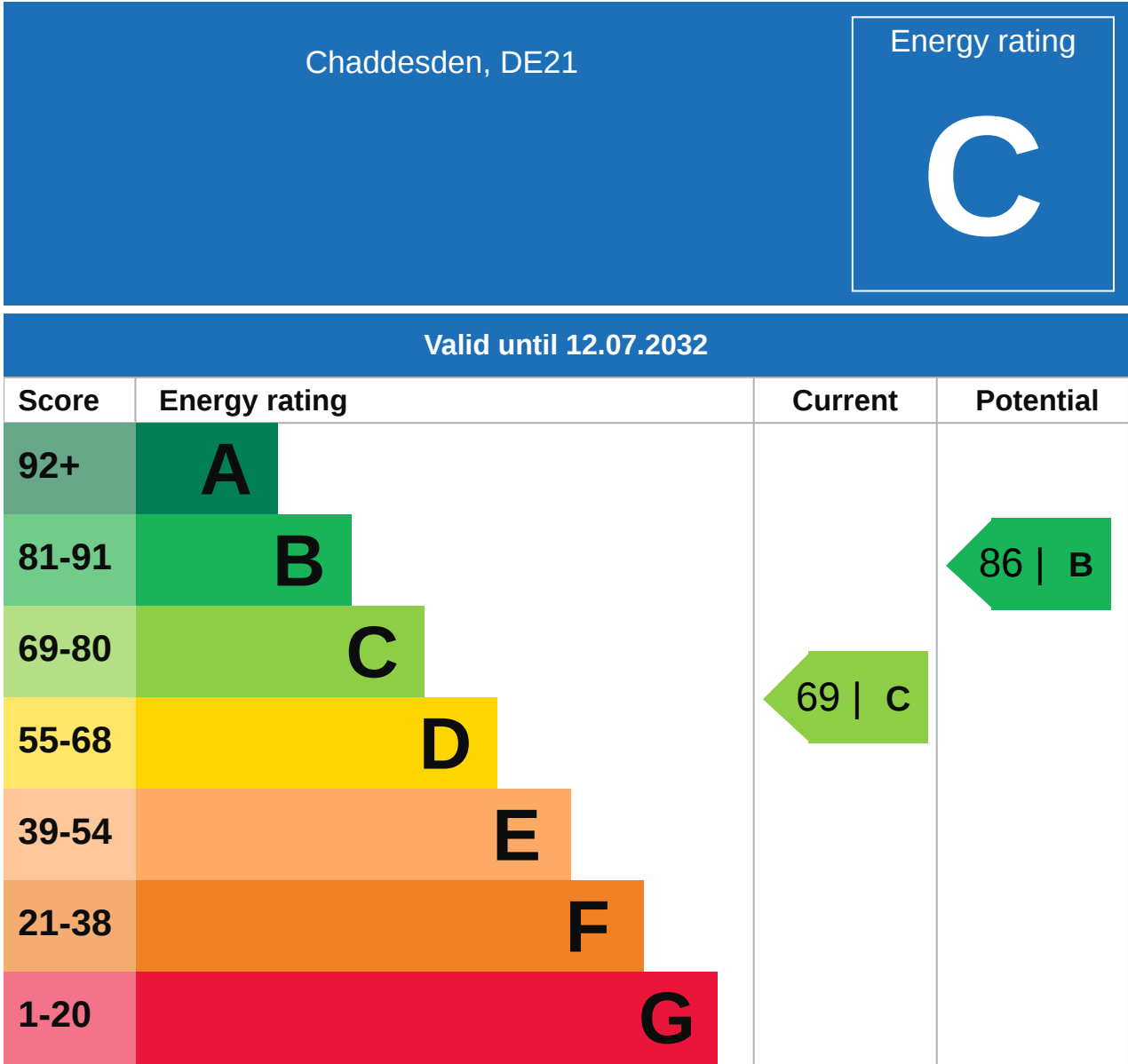
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	54 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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