

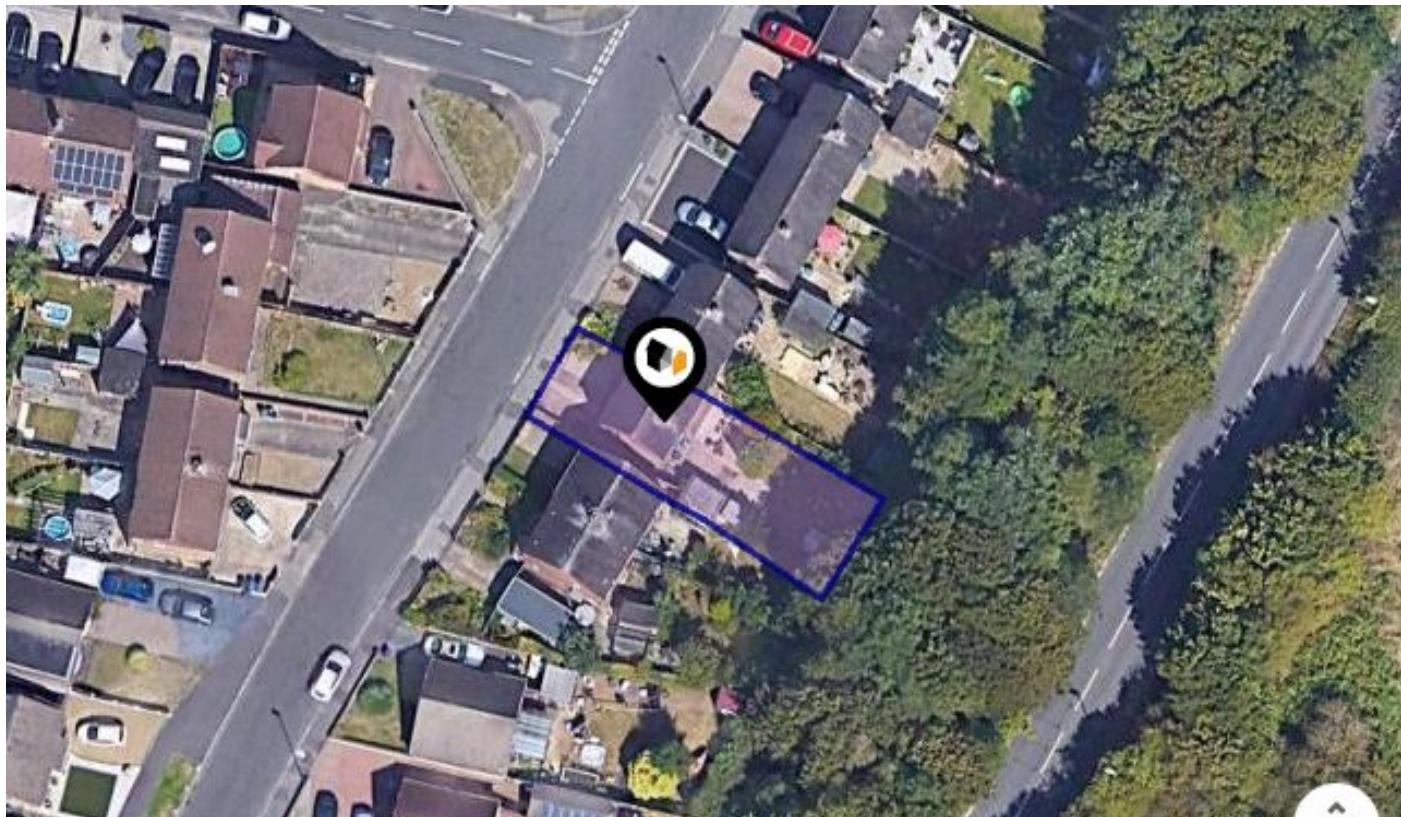


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 24<sup>th</sup> June 2025**



**OREGON WAY, CHADDESDEN, 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! Benefiting 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:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (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:	Semi-Detached
Bedrooms:	3
Floor Area:	581 ft <sup>2</sup> / 54 m <sup>2</sup>
Plot Area:	0.06 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY84622

Tenure: Freehold

## 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)

**8**  
mb/s      **74**  
mb/s      **1800**  
mb/s



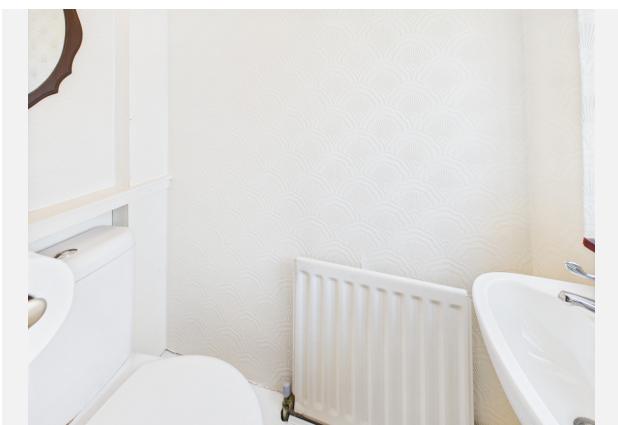
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



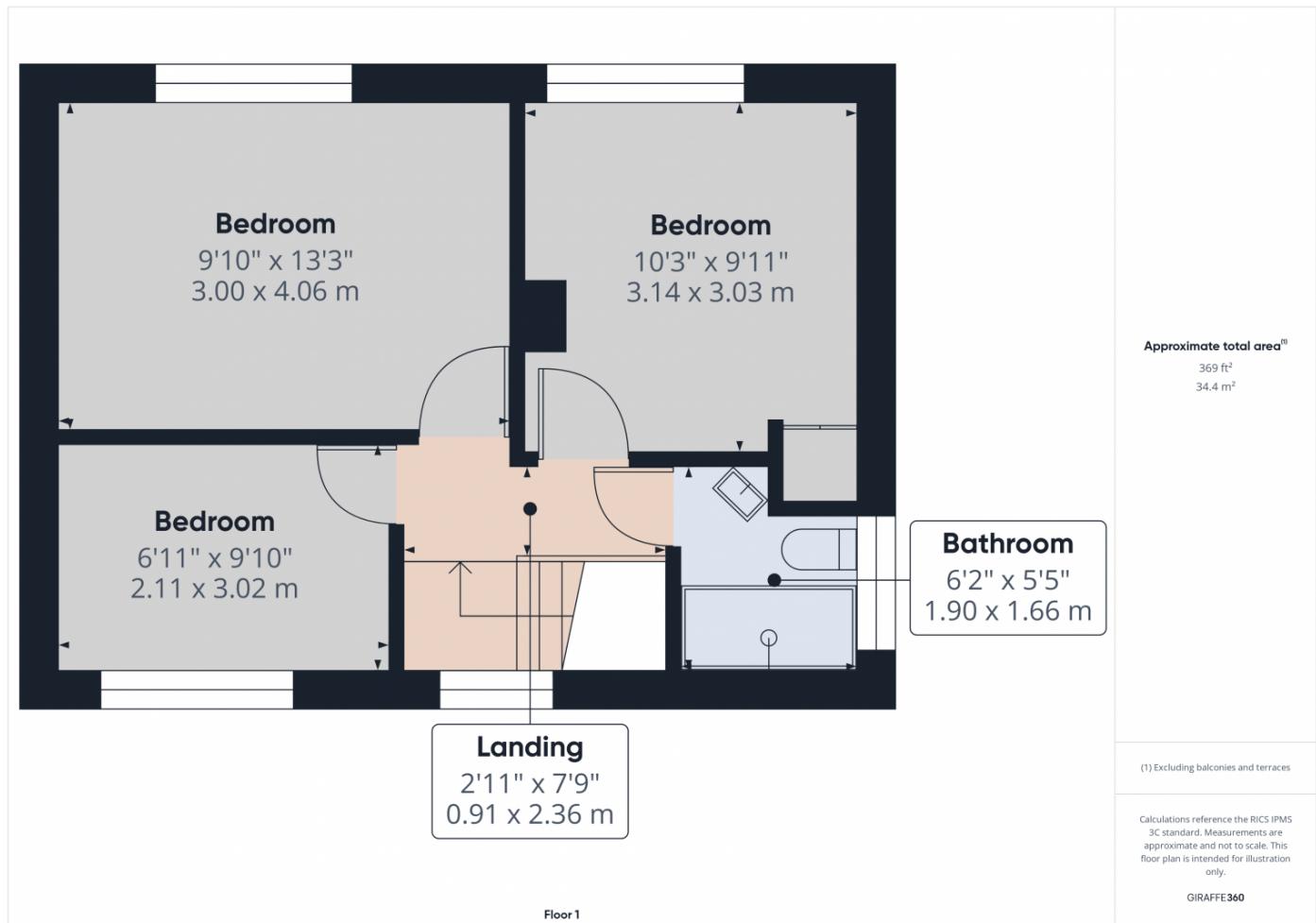
# Gallery Photos



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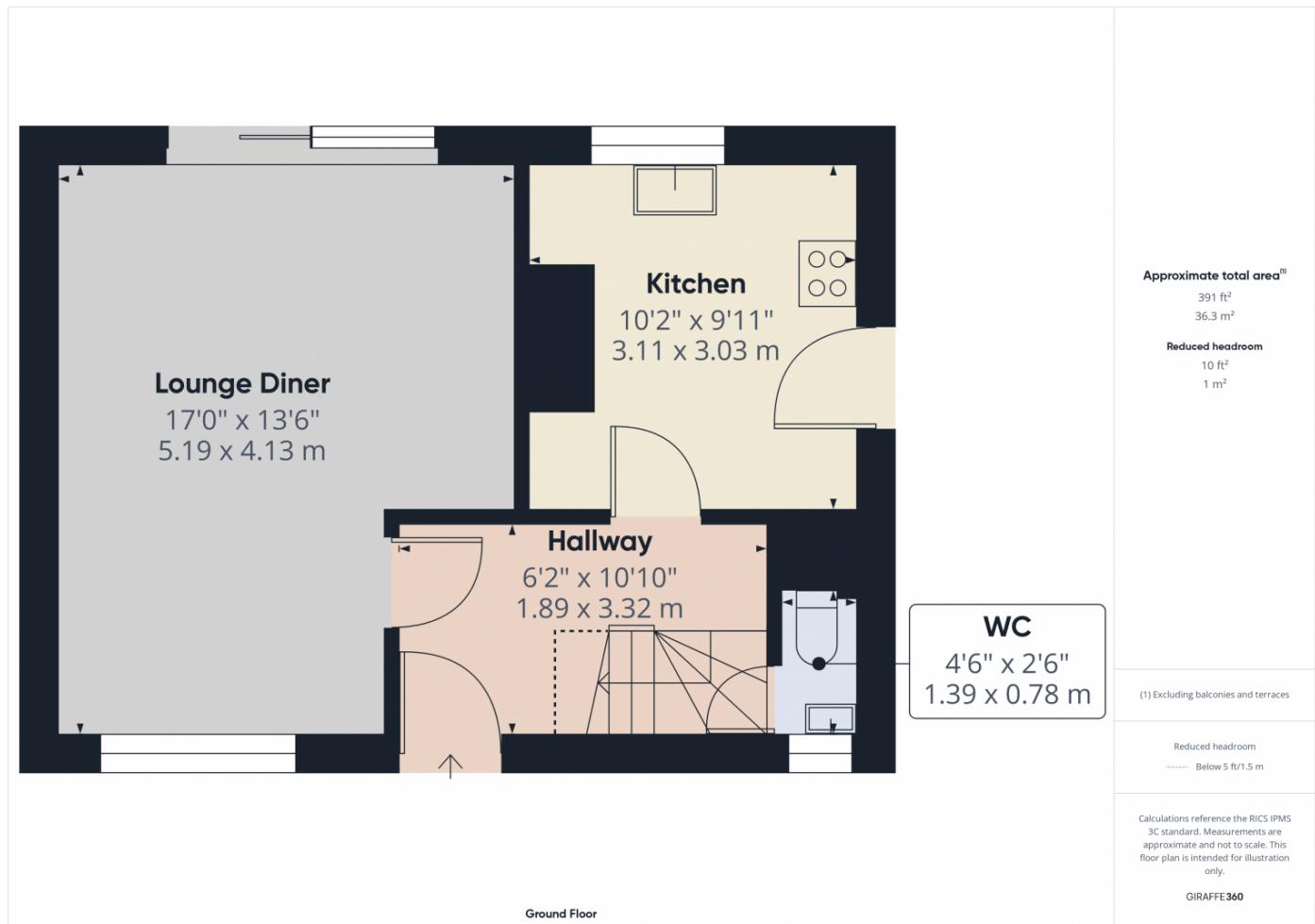
## OREGON WAY, CHADDESDEN, DERBY, DE21



# Gallery Floorplan



## OREGON WAY, CHADDESDEN, DERBY, DE21



# Property EPC - Certificate



Chaddesden, DE21

Energy rating

C

Valid until 12.07.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		69   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property EPC - Additional Data



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<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 installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<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>	54 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 proper

### 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.

# Hannells Testimonials



## 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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