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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



OREGON WAY, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Three Bedroomed Mid Terrace Property
- > No Upward Chain, Ideal First Time Buy
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold
- > Living Room And Separate Dining Room

Property Description

We are delighted to offer for sale this well-presented three-bedroom terraced home, available with no upward chain—an excellent opportunity for first-time buyers. Ideally situated in a popular and well-established residential area, the property benefits from close proximity to reputable schools and a range of local amenities. The property offers scope for further modernisation and briefly comprises: Entrance porch and hallway, bright and spacious lounge, separate dining room and galley style kitchen. To the first floor you'll find three bedrooms and family bathroom with four piece suite. To the front elevation is a driveway providing off road parking. To the rear, a generous sized garden complete with patio area and outbuilding, ideal for storage or conversion. 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.

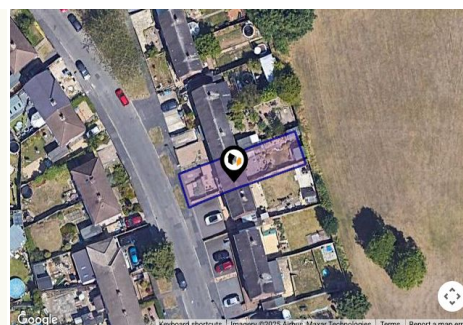
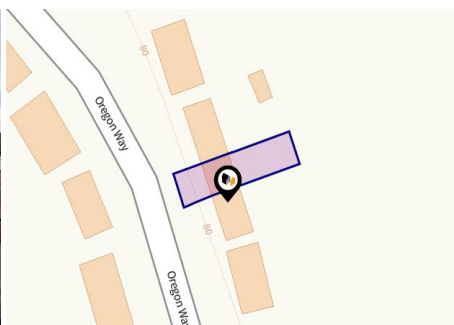
Room Measurement & Details

Entrance Porch: (2'9" x 5'8") 0.84 x 1.73
Hallway: (5'9" x 11'8") 1.75 x 3.56
Living Room: (10'8" x 14'7") 3.25 x 4.44
Dining Room: (7'2" x 11'2") 2.18 x 3.40
Kitchen: (9'5" x 8'1") 2.87 x 2.46
First Floor Landing: (5'9" x 9'6") 1.75 x 2.90
Bedroom One: (11'0" x 9'10") 3.35 x 3.00
Bedroom Two: (8'3" x 12'4") 2.51 x 3.76
Bedroom Three: (8'5" x 8'5") 2.57 x 2.57
Bathroom: (5'8" x 6'3") 1.73 x 1.90
Useful Outhouse/Storage: (15'11" x 5'3") 4.85 x 1.60

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.

KFB Key Facts For Buyers



Property

| | |
|------------------|---|
| Type: | Terraced |
| Bedrooms: | 3 |
| Floor Area: | 828 ft ² / 77 m ² |
| Plot Area: | 0.06 acres |
| Council Tax : | Band A |
| Annual Estimate: | £1,464 |
| Title Number: | DY27924 |




Tenure: Freehold

Local Area

| | |
|--------------------|------------|
| Local Authority: | Derby city |
| Conservation Area: | Kirkton |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

| | | |
|---|--|---|
| 5 | 43 | 1800 |
| mb/s | mb/s | mb/s |
|  |  |  |

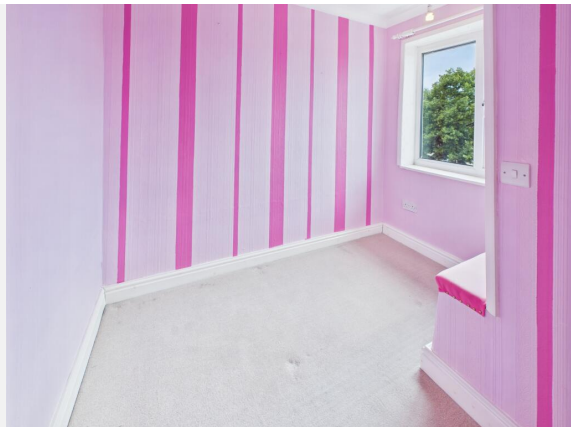
Mobile Coverage:

(based on calls indoors)



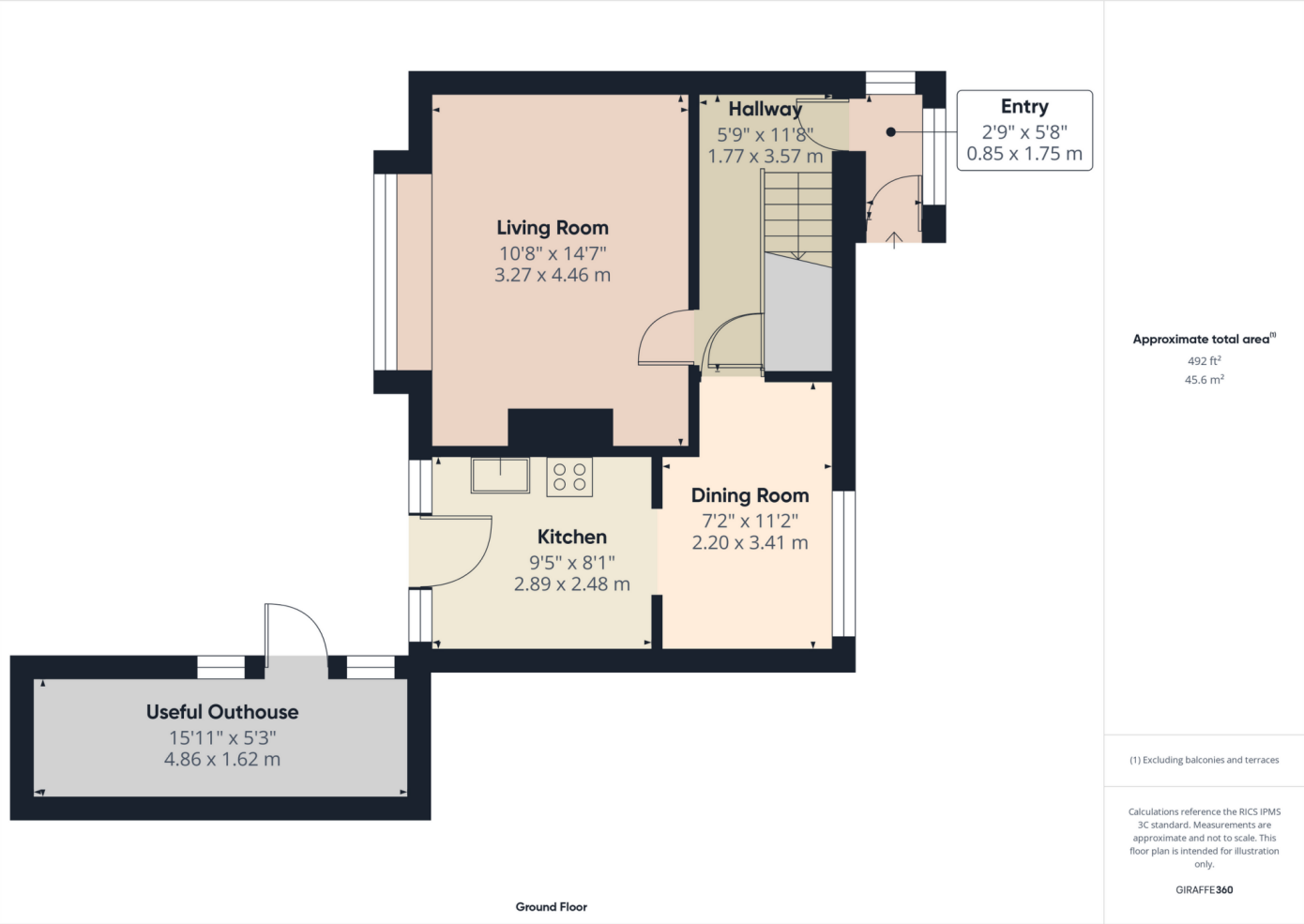
Satellite/Fibre TV Availability:



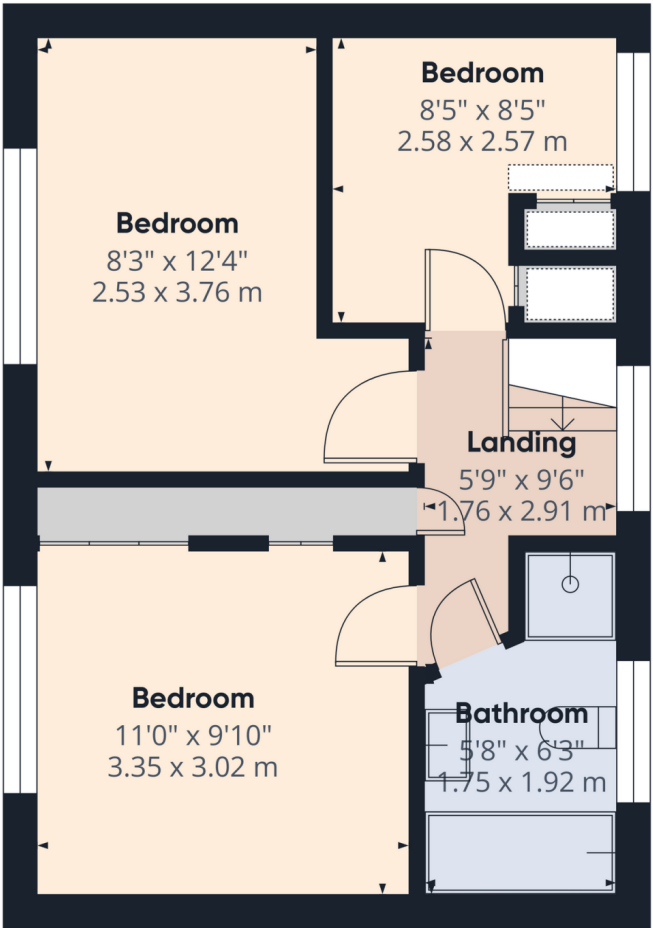




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Floor 1

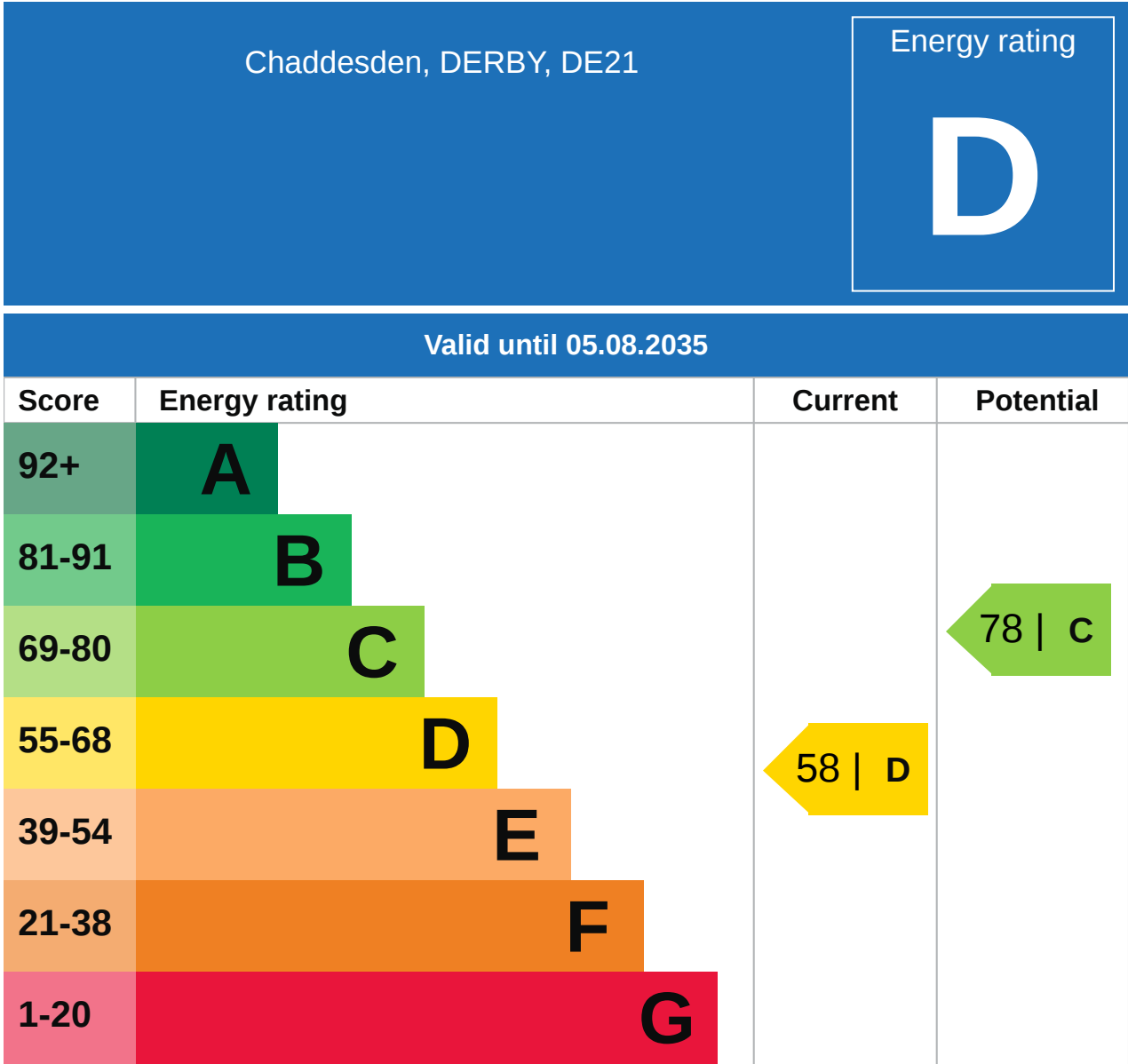
Approximate total area^m
393 ft²
36.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property EPC - Certificate



Additional EPC Data

| | |
|--------------------------------------|-------------------------------------|
| Property Type: | Mid-terrace house |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, 50 mm loft insulation |
| Roof Energy: | Poor |
| Window: | Partial double glazing |
| Window Energy: | Poor |
| Main Heating: | Room heaters, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Appliance thermostats |
| Main Heating Controls Energy: | Good |
| Hot Water System: | Electric immersion, standard tariff |
| Hot Water Energy Efficiency: | Very poor |
| Lighting: | Below average lighting efficiency |
| Lighting Energy: | Poor |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | Room heaters, mains gas |
| Air Tightness: | (not tested) |
| Total Floor Area: | 77 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

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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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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