

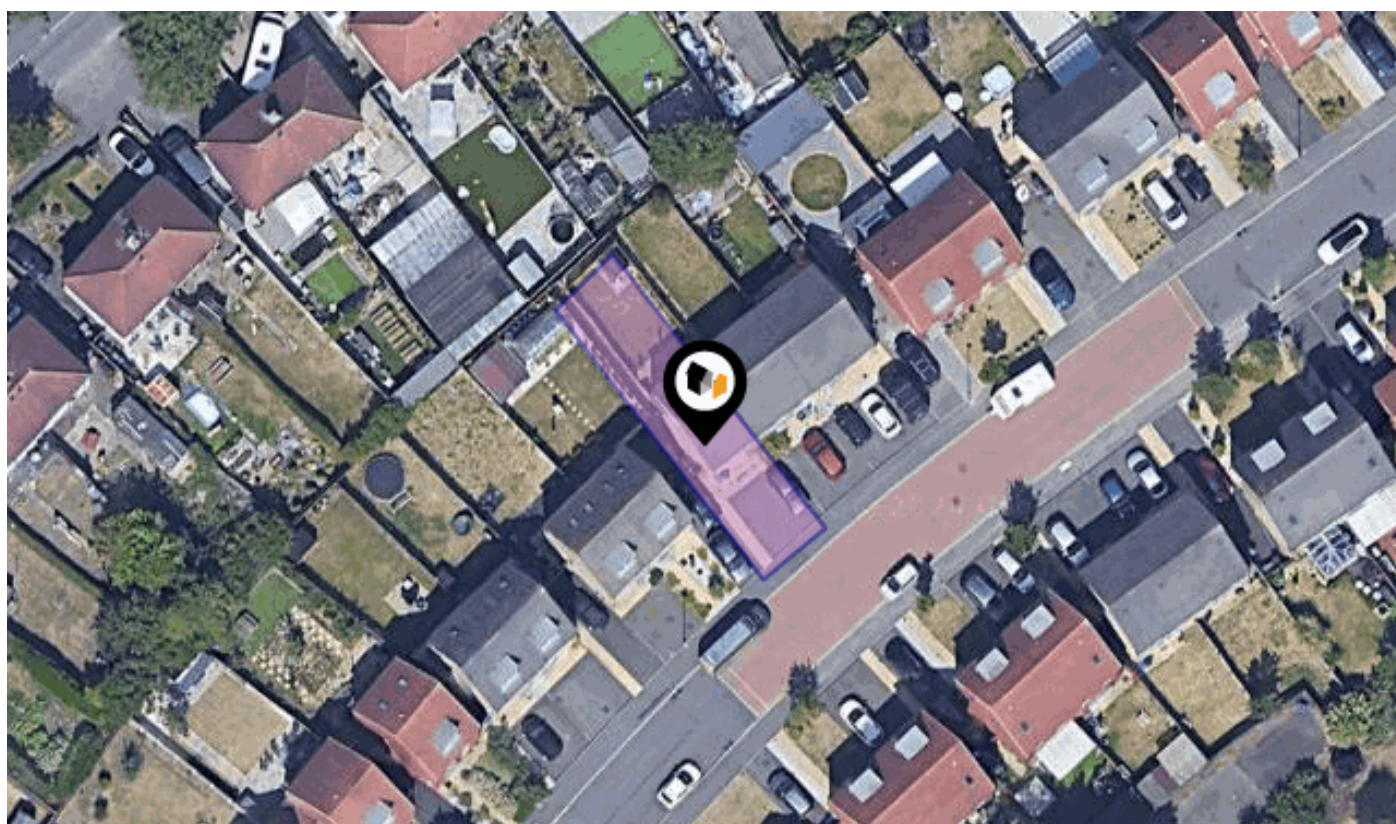


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 11th March 2024



GLOSSOP STREET, DERBY, DE24

Hannells

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Introduction

Our Comments



Useful Information:

- > Three Bedroom, End Terrace
- > EPC Rating B
- > Freehold
- > Council Tax Band B
- > Standard Construction

Property Description

Located within a small development of Strata builds, this very well presented family home offers ideal accommodation for both first time buyers or a growing family. The property benefits from a modern open plan kitchen/diner, gas central heating, uPVC double glazing, an alarm system, off road parking for two vehicles and an enclosed rear garden.

In brief the accommodation comprises; reception hallway, cloakroom/WC, modern open plan fitted dining kitchen with in-built oven and hob, integrated dishwasher and ample space for a dining table. To the rear is a light and airy living room with french doors leading out into the garden. To the first floor are three bedrooms, the master and second bedroom both having fitted wardrobes and then the modern family bathroom with a three piece suite.

To the front of the property lies a driveway providing off road parking for two vehicles and to the rear, a low maintenance garden with a patio, lawn, garden shed, secure fenced boundaries and gated access to the front .

Glossop Street is well situated for Rolls Royce, Alstom Transport, local shops, schools and transport links together with easy access for Derby City Centre and further road links including the A50, M1 motorway and access for Nottingham East Midlands Airport.

An early viewing is highly recommended.

Room Measurement & Details

Kitchen/Diner: (13'3" x 10'0") 4.04 x 3.05

Living Room: (11'4" x 17'0") 3.45 x 5.18

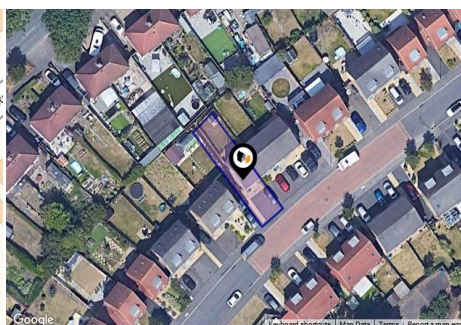
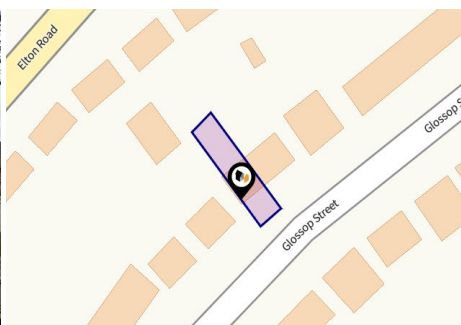
W.C: (5'6" x 2'8") 1.68 x 0.81

Bedroom 1: (8'6" x 13'1") 2.59 x 3.99

Bedroom 2: (8'7" x 10'5") 2.62 x 3.17

Bedroom 3: (10'9" x 6'3") 3.28 x 1.90

Bathroom: (6'2" x 7'3") 1.88 x 2.21






Property

Type:	Terraced	Last Sold £/ft ² :	£152
Bedrooms:	3	Tenure:	Freehold
Floor Area:	850 ft ² / 79 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band B		
Annual Estimate:	£1,486		
Title Number:	DY489750		
UPRN:	10010689804		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3	80	-
mb/s	mb/s	mb/s
		

Mobile Coverage: (based on calls indoors)



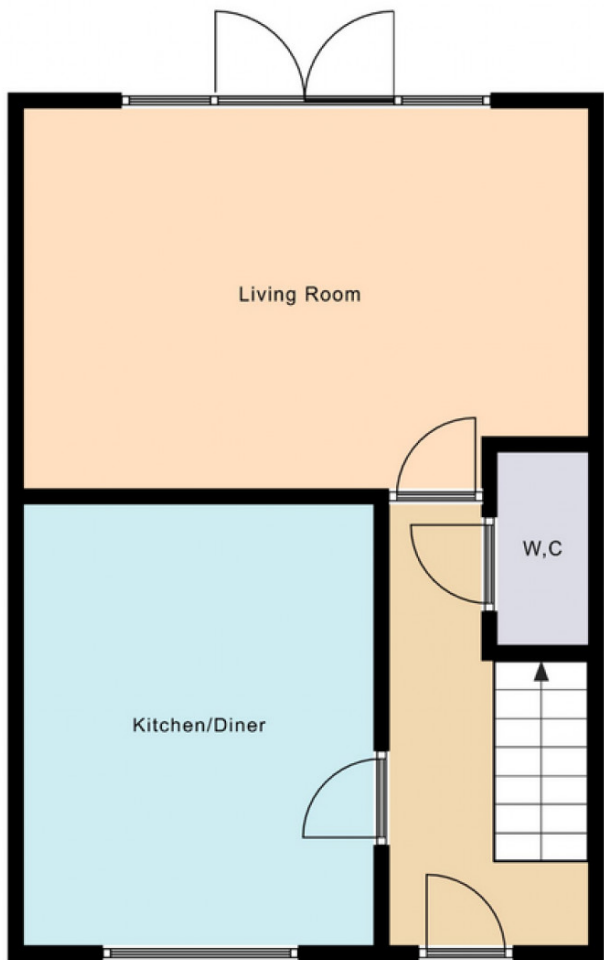
Satellite/Fibre TV Availability:



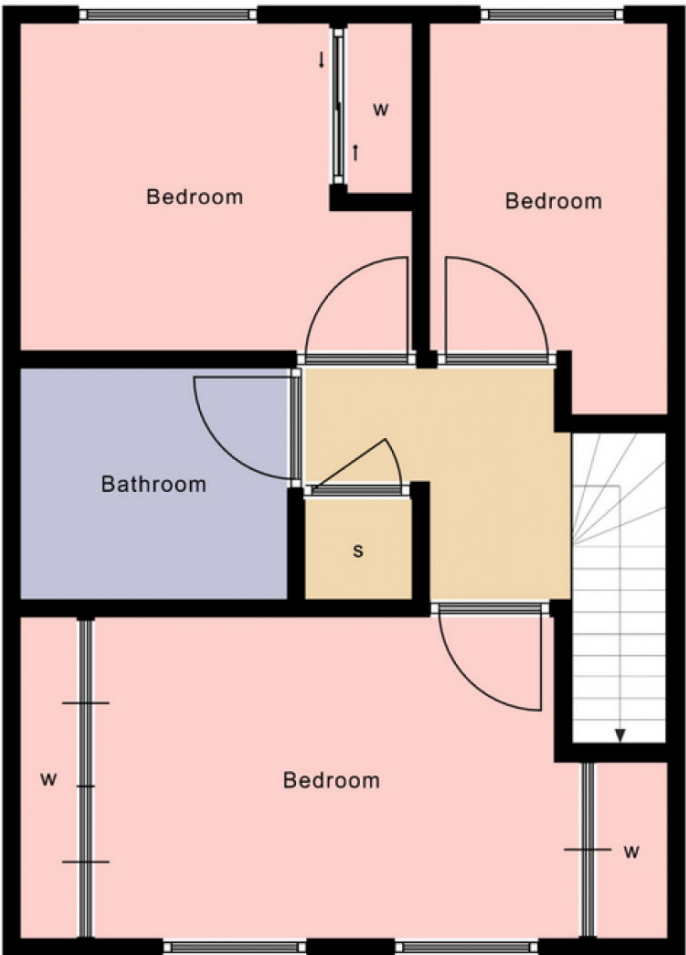




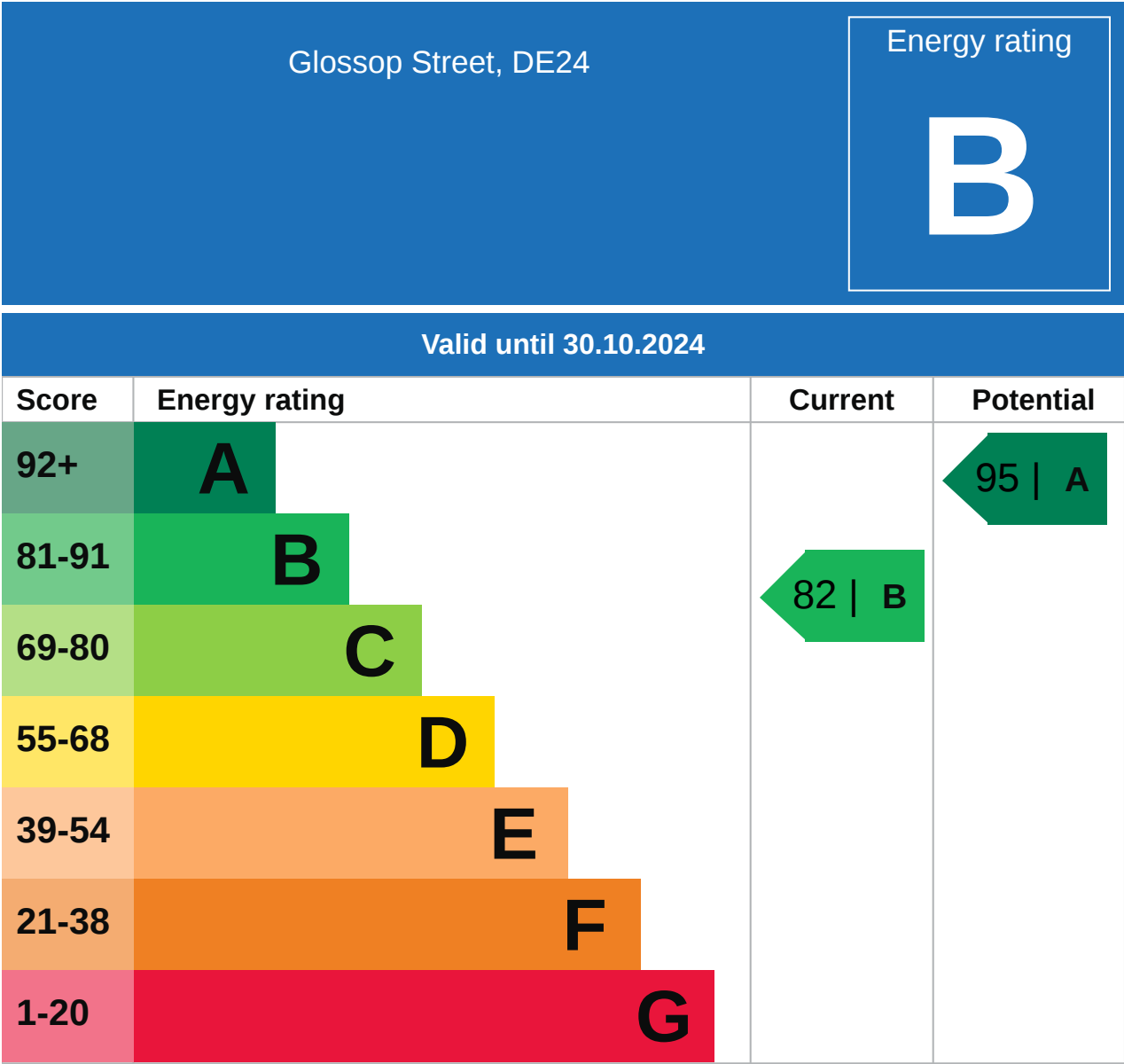
GLOSSOP STREET, DERBY, DE24



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Property EPC - Certificate



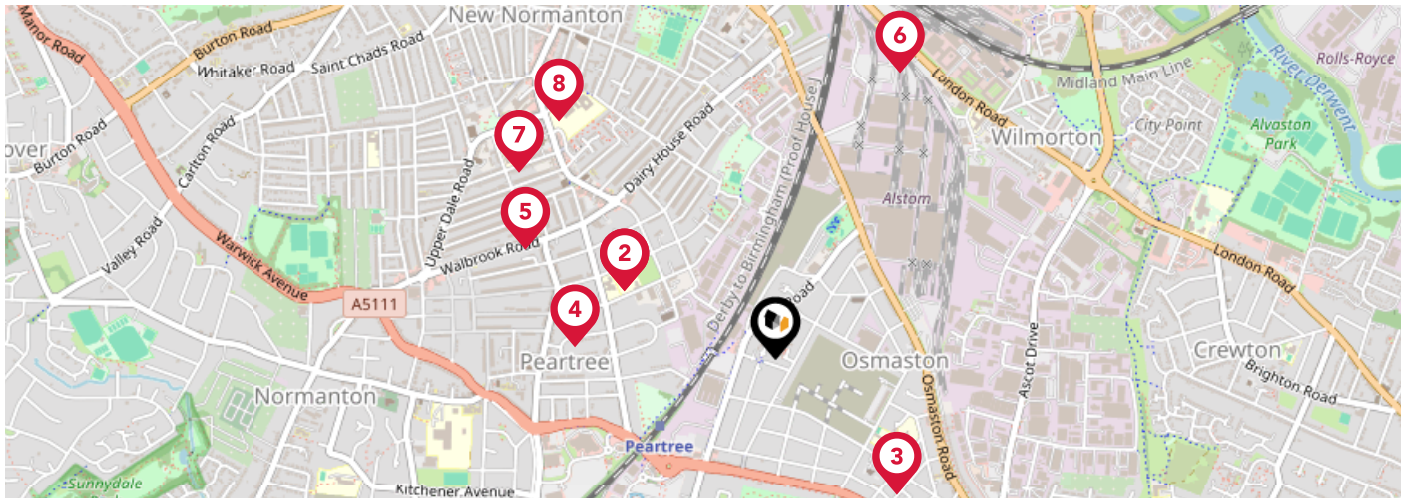
Property

EPC - Additional Data

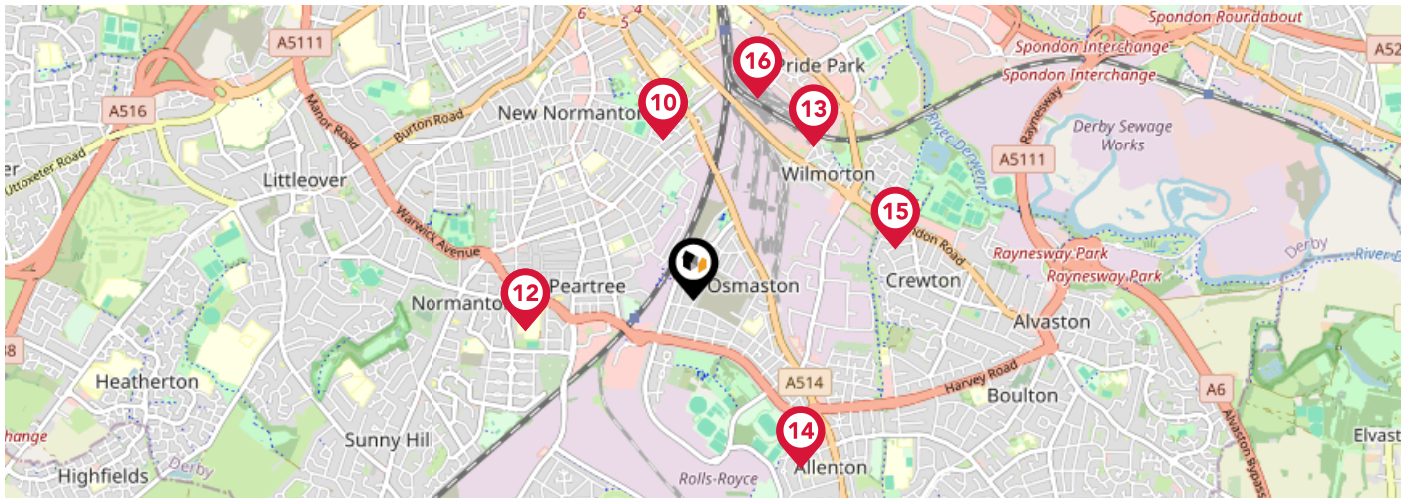


Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m ² K
Total Floor Area:	79 m ²



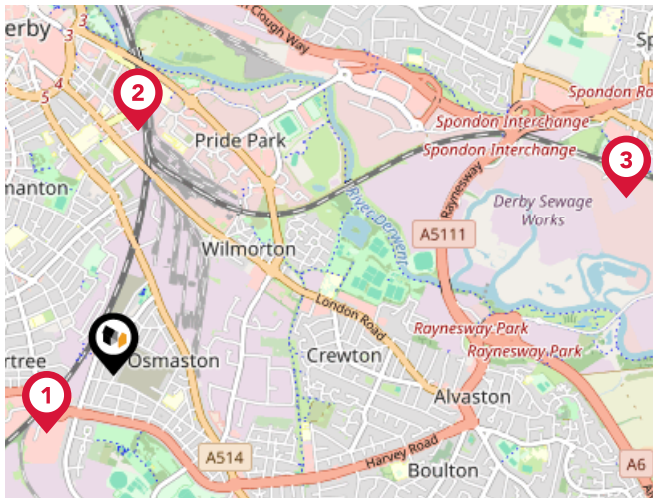
		Nursery	Primary	Secondary	College	Private
1	Pear Tree Community Junior School Ofsted Rating: Good Pupils: 351 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Pear Tree Infant School Ofsted Rating: Good Pupils: 267 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ashwood Spencer Academy Ofsted Rating: Requires Improvement Pupils: 628 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Harrington Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.45	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Walbrook Nursery School Ofsted Rating: Outstanding Pupils: 91 Distance:0.61	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Zaytouna Primary School Ofsted Rating: Requires Improvement Pupils: 302 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hardwick Primary School Ofsted Rating: Outstanding Pupils: 593 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Arboretum Primary School Ofsted Rating: Good Pupils: 629 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Rosehill Infant and Nursery School Ofsted Rating: Good Pupils: 188 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St James' Church of England Aided Junior School Ofsted Rating: Requires improvement Pupils: 298 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Village Primary Academy Ofsted Rating: Good Pupils: 706 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Normanton House School Ofsted Rating: Requires improvement Pupils: 123 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Derby Pride Academy Ofsted Rating: Outstanding Pupils: 31 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Lord Street Nursery School Ofsted Rating: Good Pupils: 104 Distance:0.89	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Lakeside Primary Academy Ofsted Rating: Requires Improvement Pupils: 680 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	UTC Derby Pride Park Ofsted Rating: Inadequate Pupils: 82 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

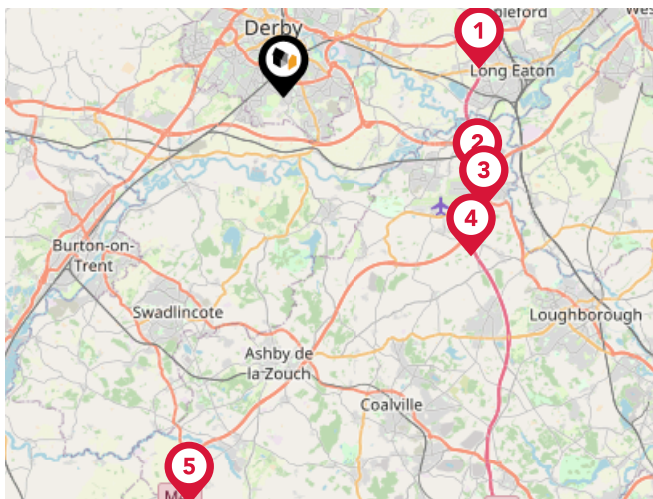
Area

Transport (National)



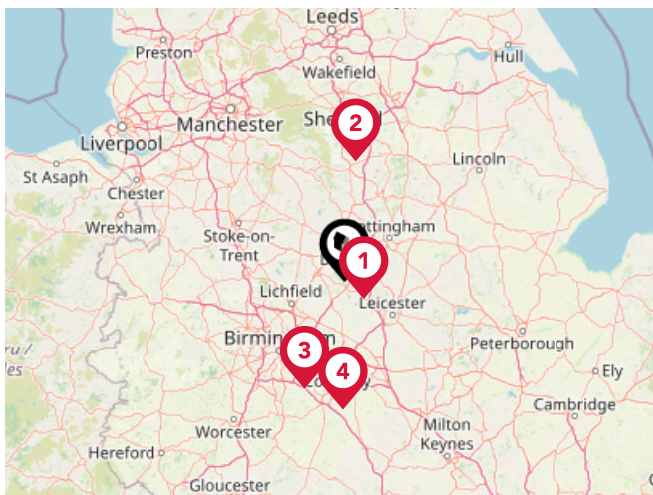
National Rail Stations

Pin	Name	Distance
1	Peartree Rail Station	0.39 miles
2	Derby Rail Station	1.1 miles
3	Spondon Rail Station	2.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	7.02 miles
2	M1 J24A	7.51 miles
3	M1 J24	8.14 miles
4	M1 J23A	8.8 miles
5	M42 J11	15.01 miles

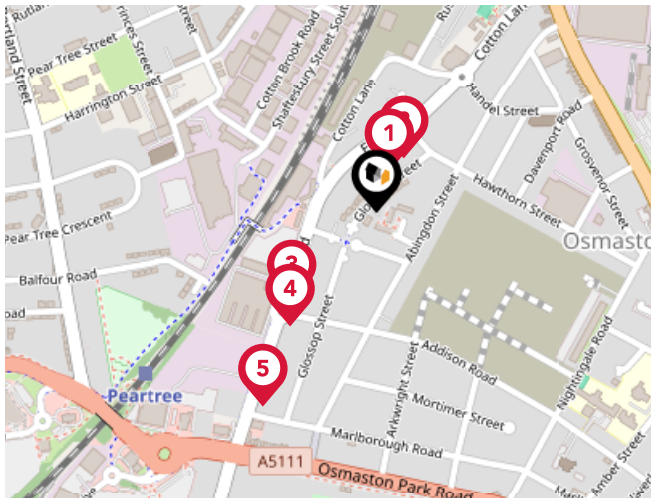


Airports/Helipads






Pin	Name	Distance
1	East Midlands Airport	7.64 miles
2	Sheffield City Airport	34.41 miles
3	Birmingham International Airport	32.9 miles
4	Coventry Airport	36.86 miles

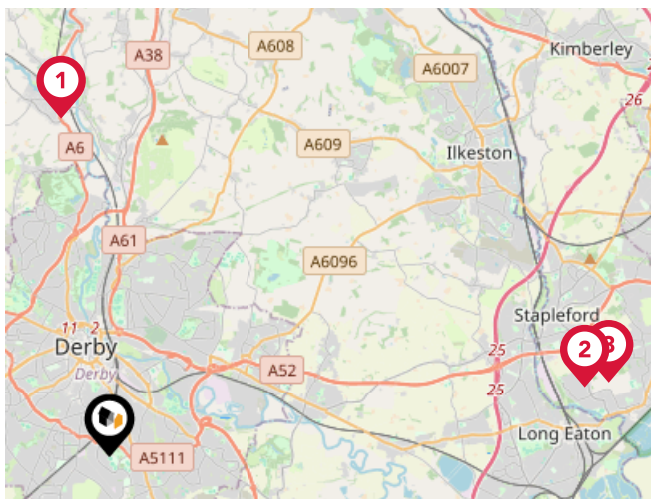
Area

Transport (Local)






Bus Stops/Stations

Pin	Name	Distance
	Hawthorn Street	0.05 miles
	Hawthorn Street	0.07 miles
	Crowshaw Street	0.14 miles
	Crowshaw Street	0.16 miles
	Marlborough Road	0.25 miles



Local Connections

Pin	Name	Distance
	Duffield (Ecclesbourne Valley Railway)	6.1 miles
	Toton Lane Tram Stop	8.59 miles
	Inham Road Tram Stop	9.05 miles



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

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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Hannells

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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Valuation Office
Agency

