

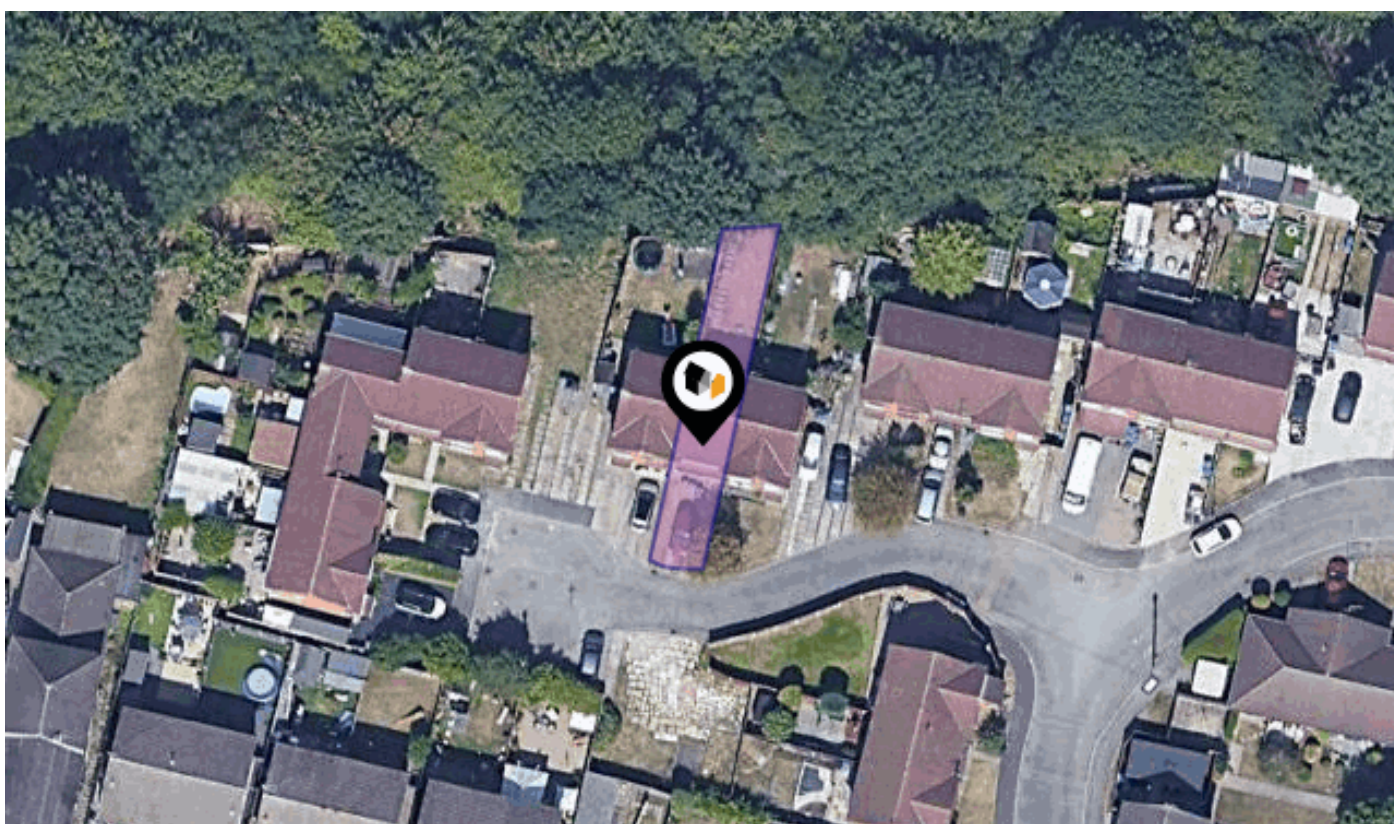


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th April 2024



MANIFOLD DRIVE, ALVASTON, DERBY, DE24

Hannells

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Introduction

Our Comments



Useful Information:

- > No Upward Chain
- > EPC Rating C
- > Council Tax Band A
- > Freehold
- > Driveway Parking

Property Description:

Fantastic opportunity to purchase this two bedroom, modern mid-terrace house, occupying a cul-de-sac location and being ideal for BTL investors or a first time buyer. Boasting driveway parking, a rear garden and modern kitchen and bathroom, this property is not to be missed!

The property has gas central heating by way of a combination boiler and double glazing throughout and the accommodation on offer briefly comprises; Entrance hallway, bay fronted lounge, modern fitted kitchen/diner, two spacious bedrooms and the family bathroom. Outside the rear garden is mainly laid to lawn. To the front is a driveway for one car and a front garden that could potentially be altered to make further parking.

Manifold Drive is ideally located in a quiet position in Alvaston and this fantastic first time buyer/BTL Investor home must be viewed to truly appreciate the standard and size of accommodation on offer.

Room Measurement & Details:

Lounge: (13'1" x 10'9") 3.98 x 3.27

Kitchen/Diner: (13'10" x 7'10") 4.21 x 2.39

Bedroom One: (13'10" x 11'5") 4.21 x 3.48

Bedroom Two: (9'7" x 8'0") 2.92 x 2.44

Bathroom: (6'0" x 5'0") 1.83 x 1.52



Property

Type:	Terraced	Last Sold £/ft²:	£190
Bedrooms:	2	Tenure:	Freehold
Floor Area:	602 ft ² / 56 m ²		
Plot Area:	0.03 acres		
Year Built :	1991-1995		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY392217		
UPRN:	100030334834		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	74 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

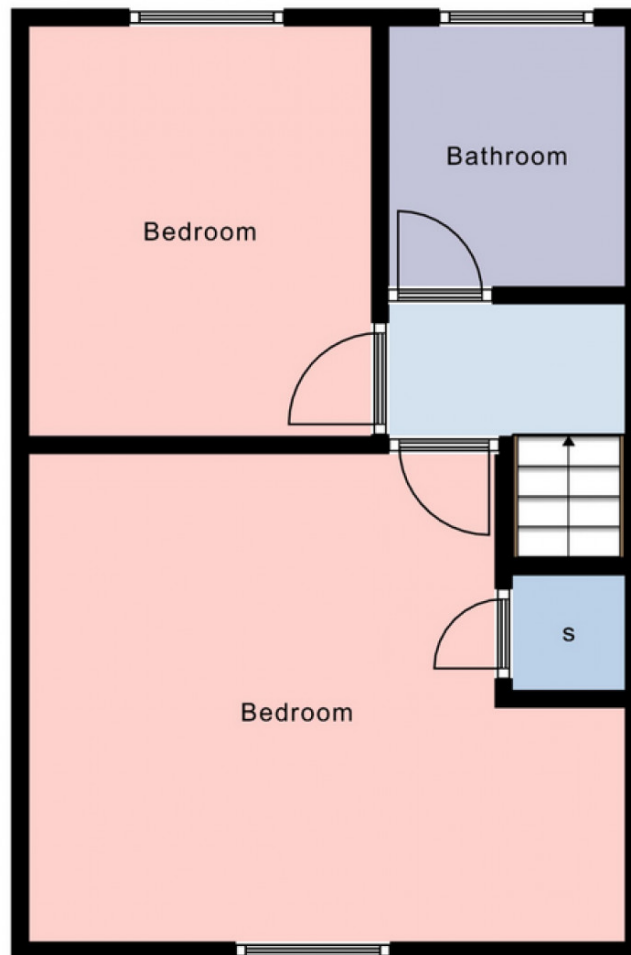




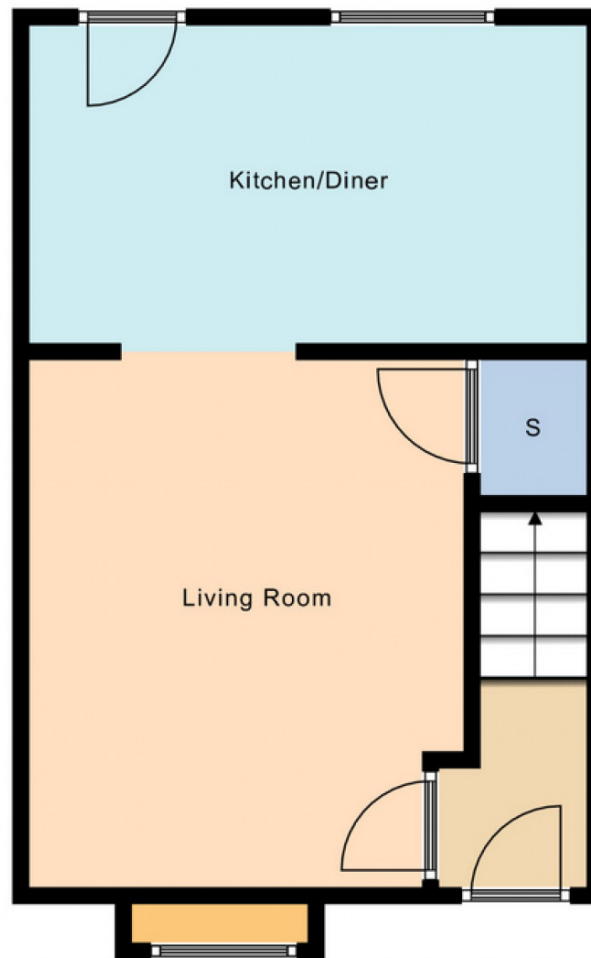
Gallery Photos



MANIFOLD DRIVE, ALVASTON, DERBY, DE24



MANIFOLD DRIVE, ALVASTON, DERBY, DE24



Property EPC - Certificate



Alvaston, DE24

Energy rating

C

Valid until 26.02.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

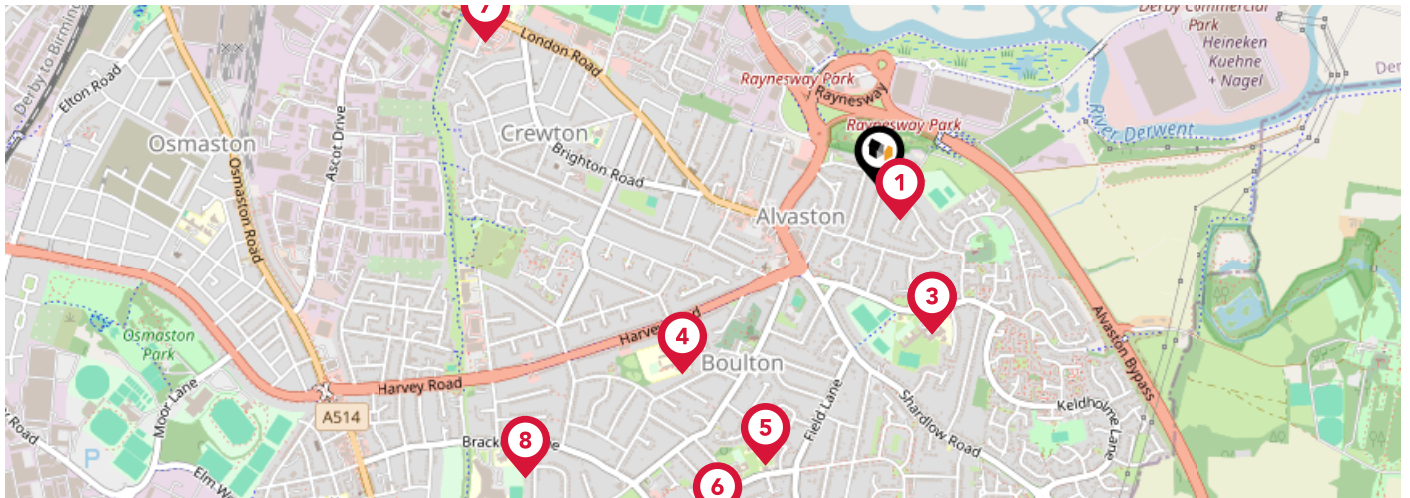
Property

EPC - Additional Data

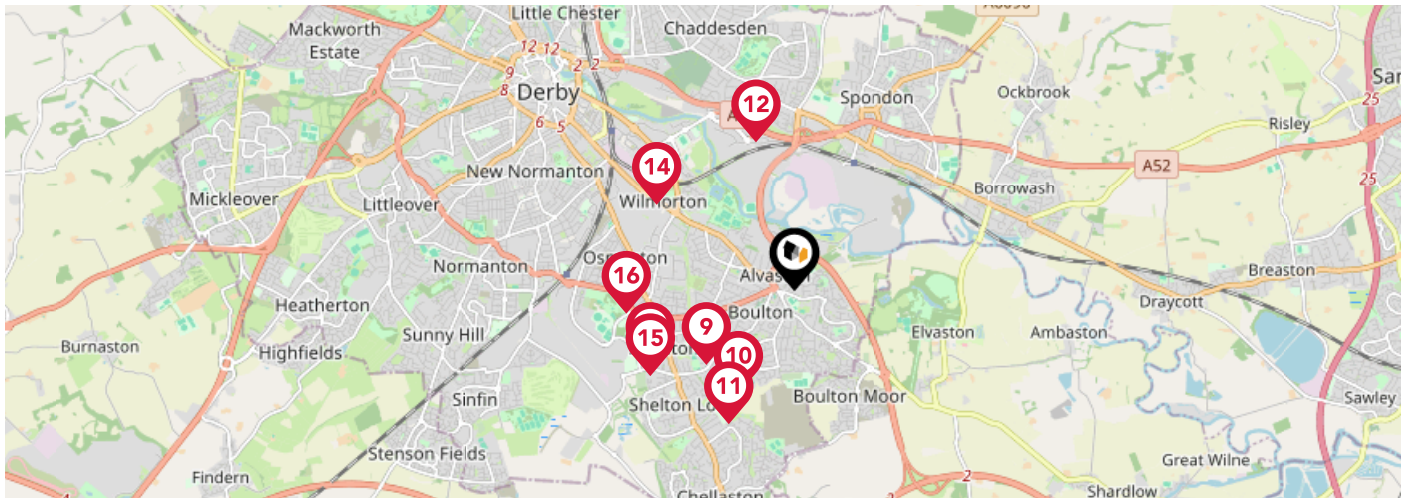


Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	56 m ²

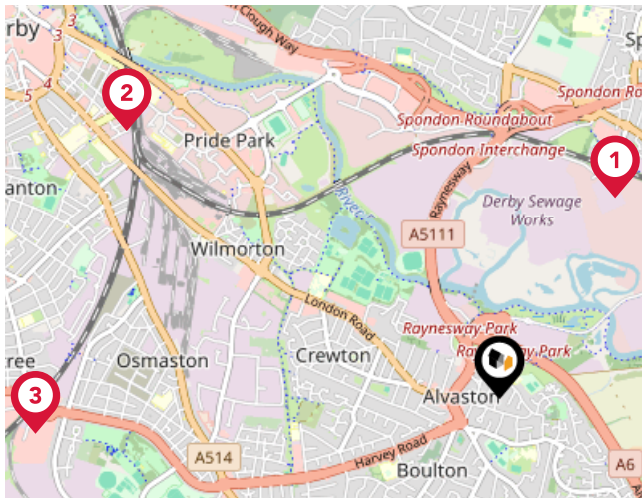


		Nursery	Primary	Secondary	College	Private
1	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Alvaston Infant and Nursery School Ofsted Rating: Good Pupils: 320 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Alvaston Junior Academy Ofsted Rating: Good Pupils: 339 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wyndham Primary Academy Ofsted Rating: Outstanding Pupils: 466 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Oakwood Infant and Nursery School Ofsted Rating: Good Pupils: 337 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oakwood Junior School Ofsted Rating: Good Pupils: 347 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lakeside Primary Academy Ofsted Rating: Requires Improvement Pupils: 680 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Landau Forte Academy Moorhead Ofsted Rating: Requires Improvement Pupils: 243 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



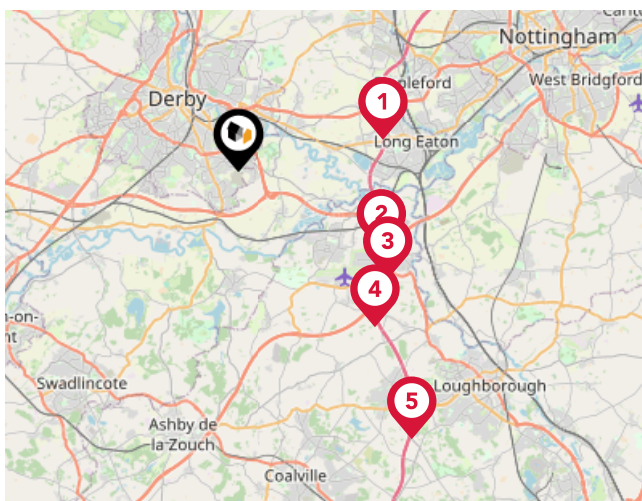
		Nursery	Primary	Secondary	College	Private
	Alvaston Moor Academy Ofsted Rating: Inadequate Pupils:0 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Martins School Ofsted Rating: Outstanding Pupils:0 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Noel-Baker Academy Ofsted Rating: Good Pupils: 993 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lord Street Nursery School Ofsted Rating: Good Pupils: 104 Distance:1.45	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby Pride Academy Ofsted Rating: Outstanding Pupils: 31 Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allenton Primary School Ofsted Rating: Good Pupils: 393 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashwood Spencer Academy Ofsted Rating: Requires Improvement Pupils: 628 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



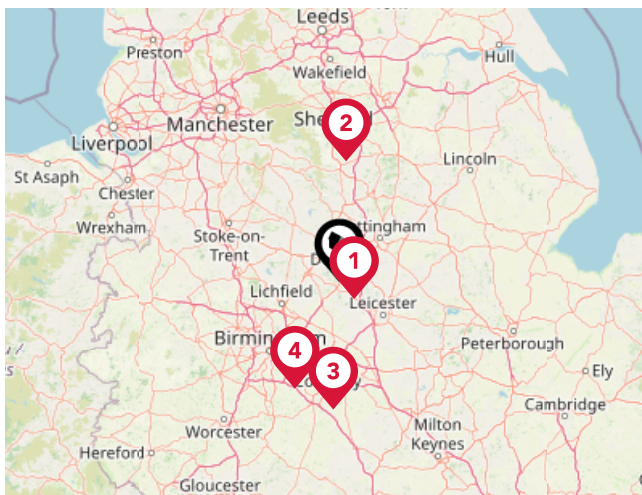
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.03 miles
2	Derby Rail Station	2.05 miles
3	Peartree Rail Station	2.09 miles



Trunk Roads/Motorways

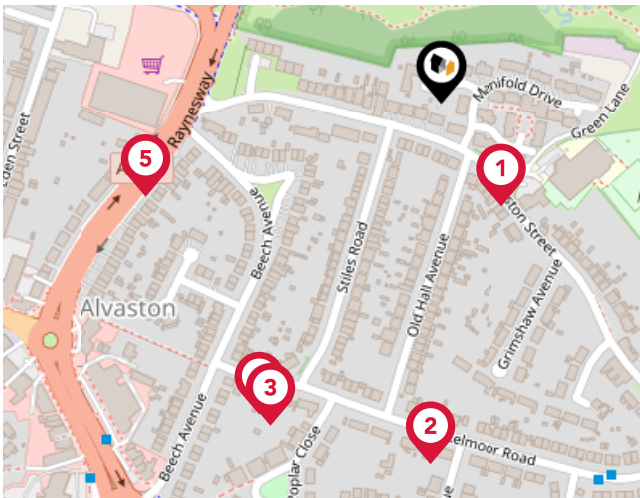
Pin	Name	Distance
1	M1 J25	5.29 miles
2	M1 J24A	5.87 miles
3	M1 J24	6.58 miles
4	M1 J23A	7.46 miles
5	M1 J23	11.46 miles



Airports/HELIPADS

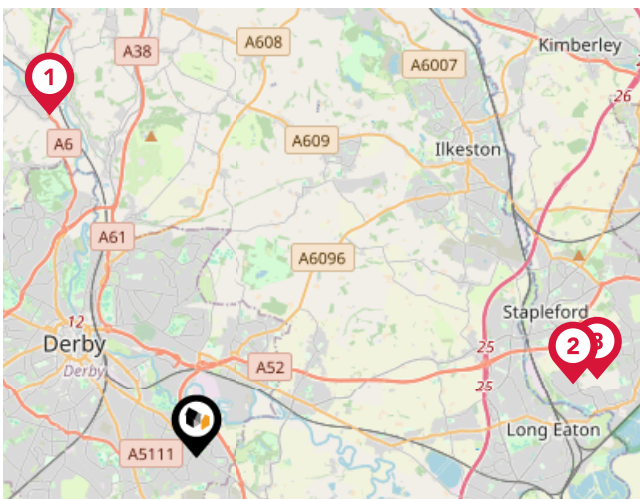
Pin	Name	Distance
1	East Midlands Airport	6.35 miles
2	Sheffield City Airport	34.37 miles
3	Coventry Airport	36.82 miles
4	Birmingham International Airport	33.46 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St John Fisher Primary School	0.07 miles
2	Walnut Avenue	0.2 miles
3	Kelmoor Road	0.2 miles
4	Kelmoor Road	0.2 miles
5	Beech Avenue	0.17 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	6.68 miles
2	Toton Lane Tram Stop	6.85 miles
3	Inham Road Tram Stop	7.31 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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