

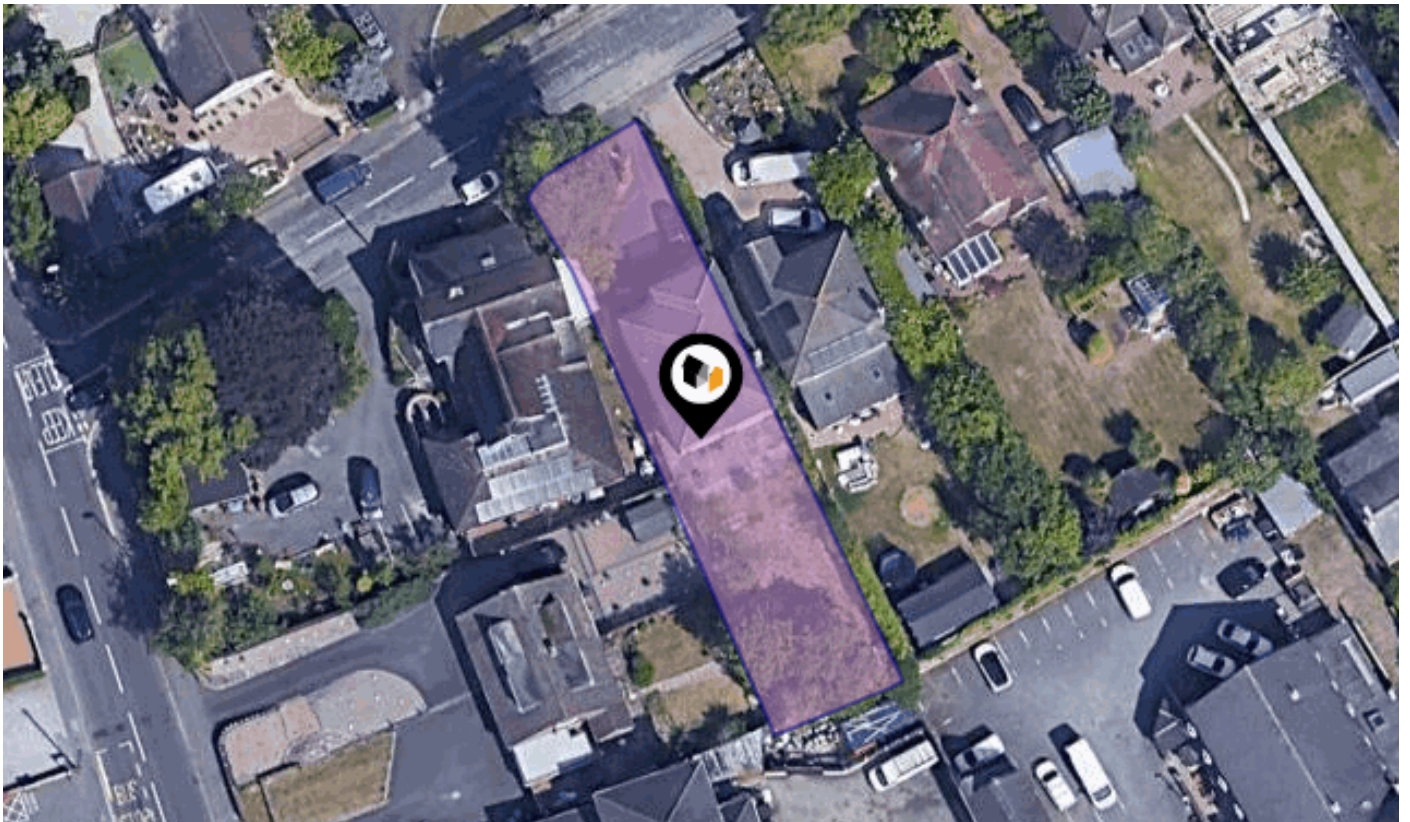


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 29th December 2024



MANOR ROAD, CHELLASTON, DERBY, DE73

Avocado Property

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Property Overview



street-view-image

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,851 ft ² / 172 m ²		
Plot Area:	0.13 acres		
Year Built :	1991-1995		
Council Tax :	Band E		
Annual Estimate:	£2,576		
Title Number:	DY241531		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Energy rating

C

Valid until 23.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

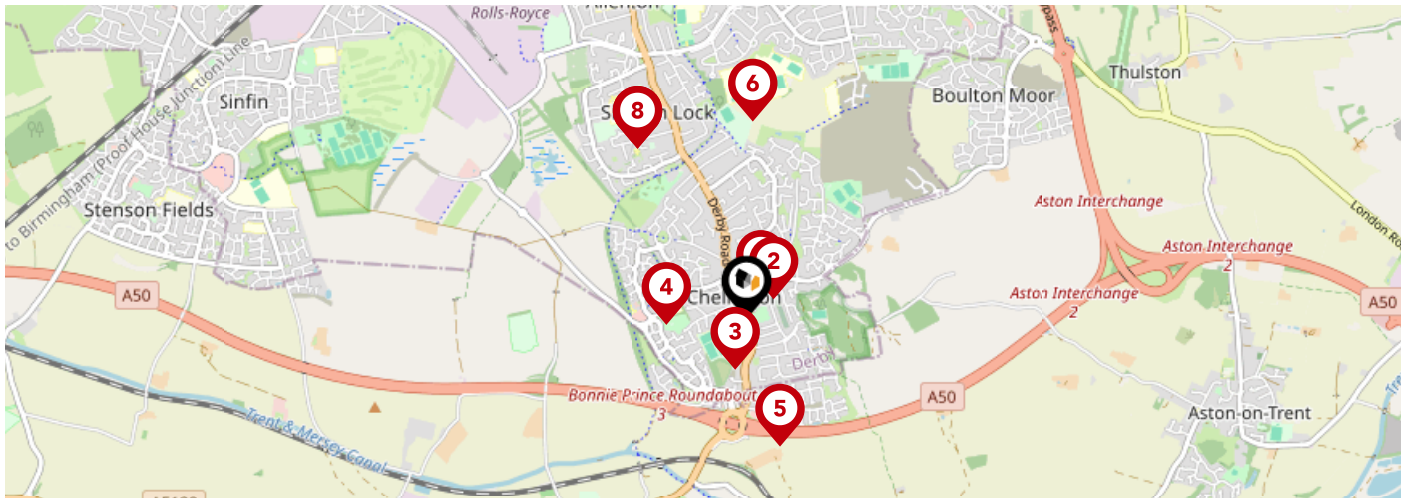
EPC - Additional Data



Additional EPC Data

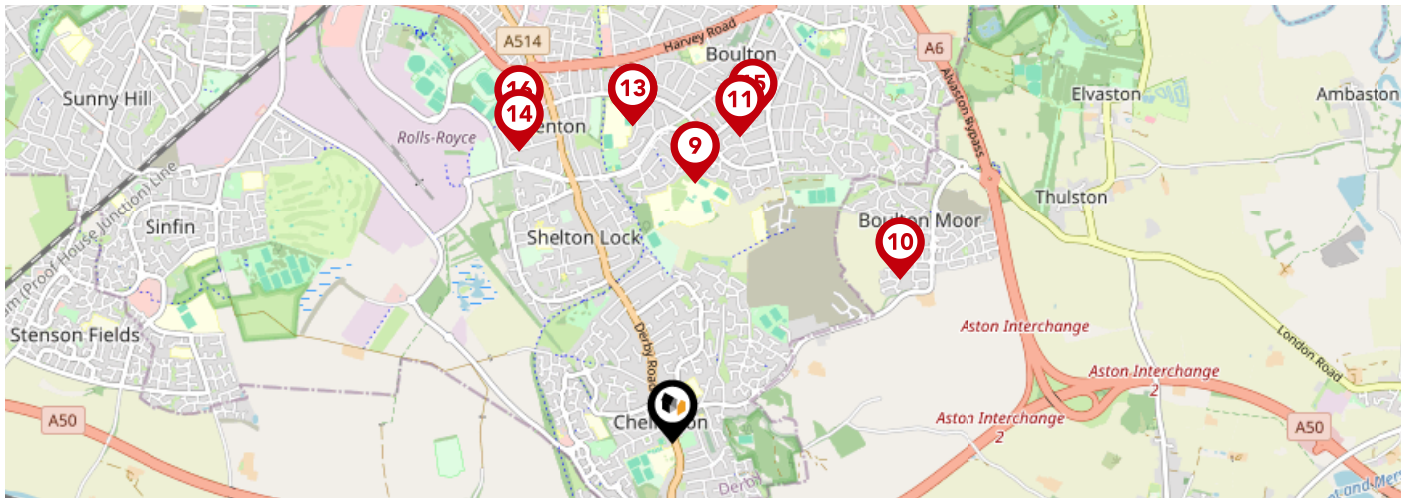
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Good
Roof:	Pitched 300 mm loft insulation
Roof Energy:	Very good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid insulated
Total Floor Area:	172 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Chellaston Junior School Ofsted Rating: Good Pupils: 485 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Chellaston Infant School Ofsted Rating: Good Pupils: 254 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chellaston Academy Ofsted Rating: Good Pupils: 1807 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Homefields Primary School Ofsted Rating: Good Pupils: 345 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chellaston Fields Spencer Academy Ofsted Rating: Good Pupils: 140 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Noel-Baker Academy Ofsted Rating: Good Pupils: 1143 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Shelton Junior School Ofsted Rating: Good Pupils: 290 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Shelton Infant School Ofsted Rating: Good Pupils: 219 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

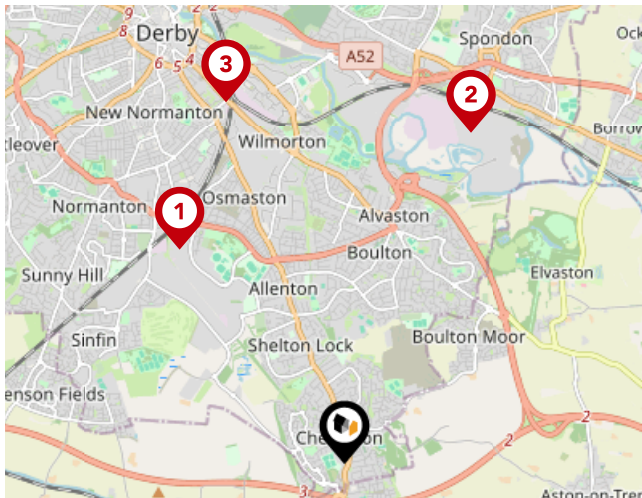
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Martins School Ofsted Rating: Outstanding Pupils: 230 Distance: 1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clover Leys Spencer Academy Ofsted Rating: Not Rated Pupils: 75 Distance: 1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakwood Junior School Ofsted Rating: Good Pupils: 355 Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landau Forte Academy Moorhead Ofsted Rating: Requires improvement Pupils: 197 Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alvaston Moor Academy Ofsted Rating: Requires improvement Pupils: 880 Distance: 1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allenton Primary School Ofsted Rating: Good Pupils: 327 Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakwood Infant and Nursery School Ofsted Rating: Good Pupils: 311 Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lord Street Nursery School Ofsted Rating: Good Pupils: 65 Distance: 1.57	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

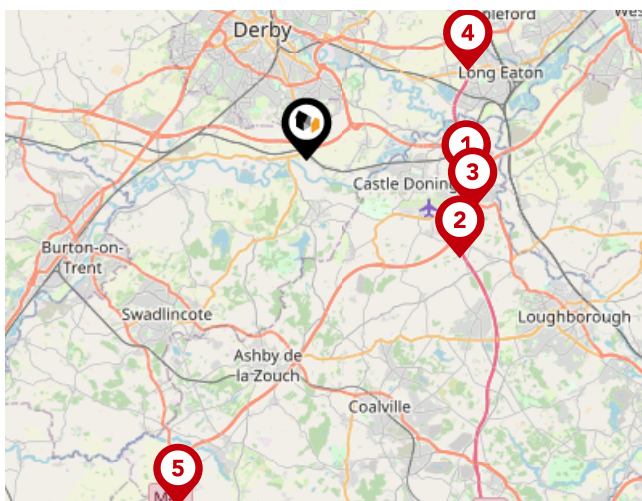
Area

Transport (National)



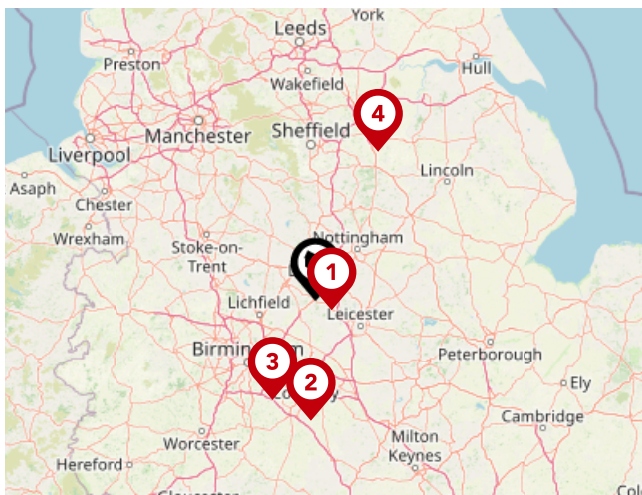
National Rail Stations

Pin	Name	Distance
1	Peartree Rail Station	2.42 miles
2	Spondon Rail Station	3.17 miles
3	Derby Rail Station	3.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J24A	5.78 miles
2	M1 J23A	6.56 miles
3	M1 J24	6.21 miles
4	M1 J25	6.6 miles
5	M42 J11	13.28 miles

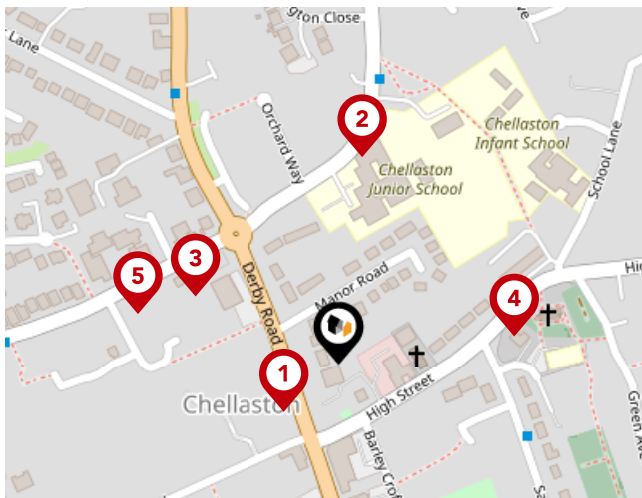


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	5.43 miles
2	Baginton	34.73 miles
3	Birmingham Airport	31.31 miles
4	Finningley	45.85 miles

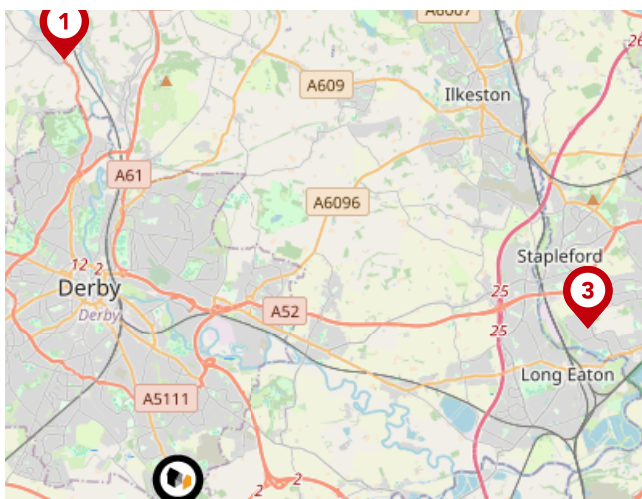
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.04 miles
2	Junior School	0.12 miles
3	Parkgate	0.09 miles
4	School Lane	0.1 miles
5	Parkgate	0.12 miles



Local Connections

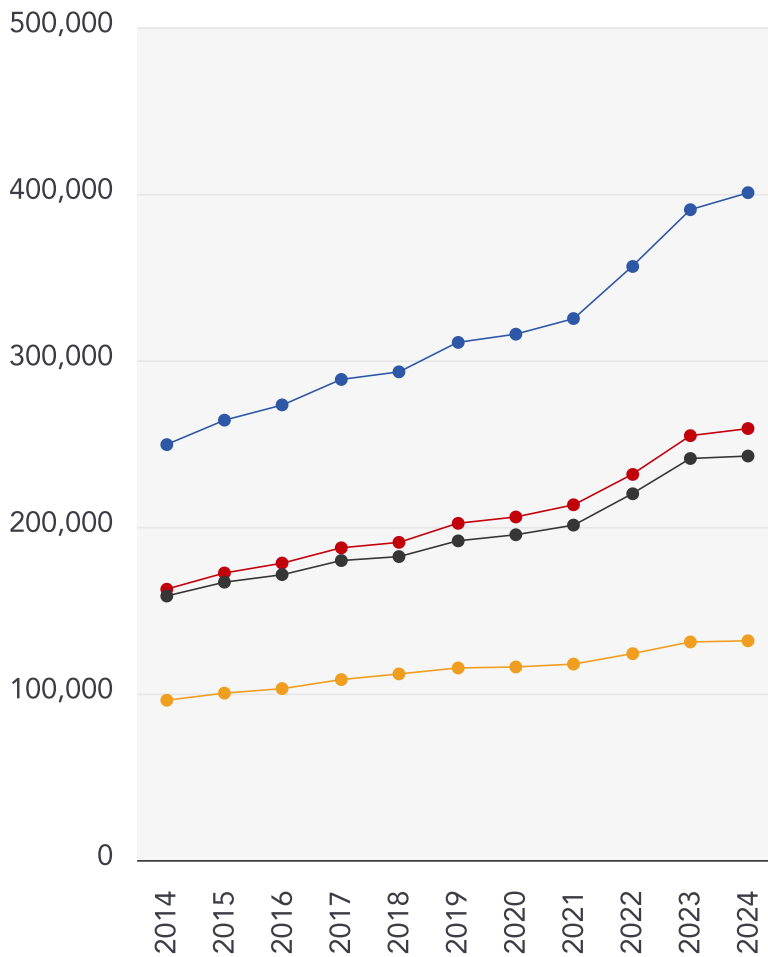
Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	8.45 miles
2	Tram Park & Ride	8.08 miles
3	Toton Lane Tram Stop	8.08 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in DE73



Detached

+60.65%

Semi-Detached

+59.33%

Terraced

+53.03%

Flat

+37.21%

Avocado Property

About Us



Avocado Property

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Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property

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