

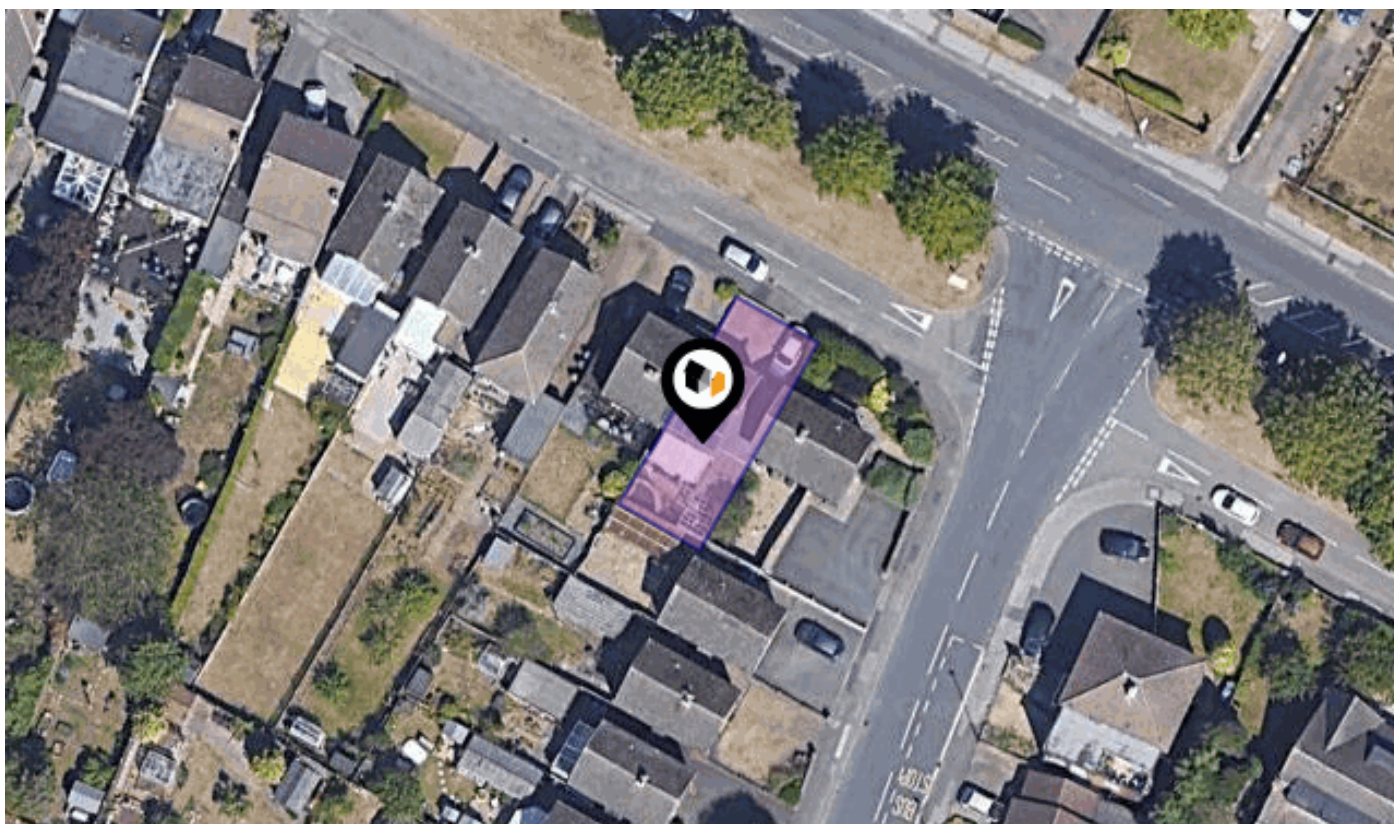


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st February 2024



NOTTINGHAM ROAD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Three Bedroomed Semi-Detached Home
- > No Upward Chain, Ideal First Time Buy
- > Block Paved Frontage And Garage
- > Awaiting EPC Rating, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A three bedroomed semi-detached home set back from Nottingham Road and available for sale with no upward chain. The property would benefit from some cosmetic/general improvement and would be ideal for the first time buyer or growing family. T

The property has the benefit of gas fired central heating, double glazing and briefly comprises:- reception hallway, lounge opening to dining area, sun lounge and kitchen. To the first floor are three bedrooms and bathroom with a three piece suite.

Outside, there is a block paved driveway/frontage providing off-road parking and in-turn provides access to a garage. There is an enclosed rear garden.

Room Measurement & Details

Reception Hallway:

Lounge: (12'7" x 12'4") 3.84 x 3.76

Dining Area: (9'9" x 8'10") 2.97 x 2.69

Sun Lounge: (12'7" x 6'8") 3.84 x 2.03

Kitchen: (9'7" x 6'5") 2.92 x 1.96

First Floor Landing:

Bedroom One: (12'5" x 9'7") 3.78 x 2.92

Bedroom Two: (9'7" x 9'6") 2.92 x 2.90

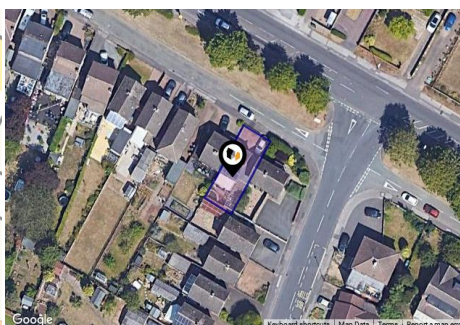
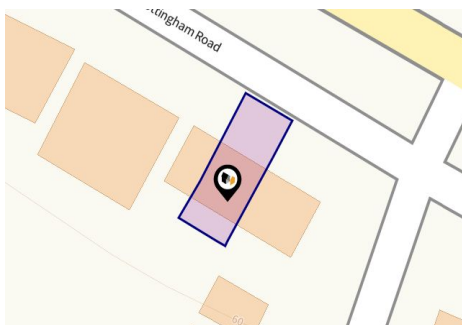
Bedroom Three: (9'2" x 5'8") 2.79 x 1.73

Bathroom: (5'9" x 5'4") 1.75 x 1.63

Outside:

There is a block paved frontage/driveway providing off-road parking and this provides access to a GARAGE 17'7" x 8'2" plus storage with up and over door. There is an enclosed rear garden with covered seating area.

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.04 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,274
Title Number:	DY1104
UPRN:	100030343130

Last Sold £/ft ² :	£164
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)

14 mb/s	65 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

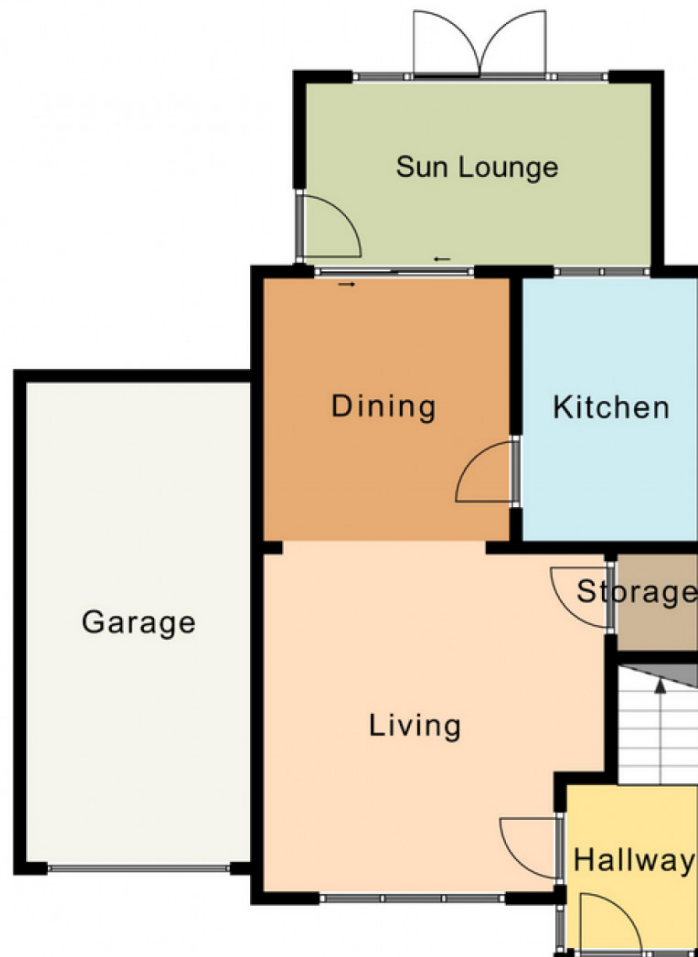


Gallery Photos

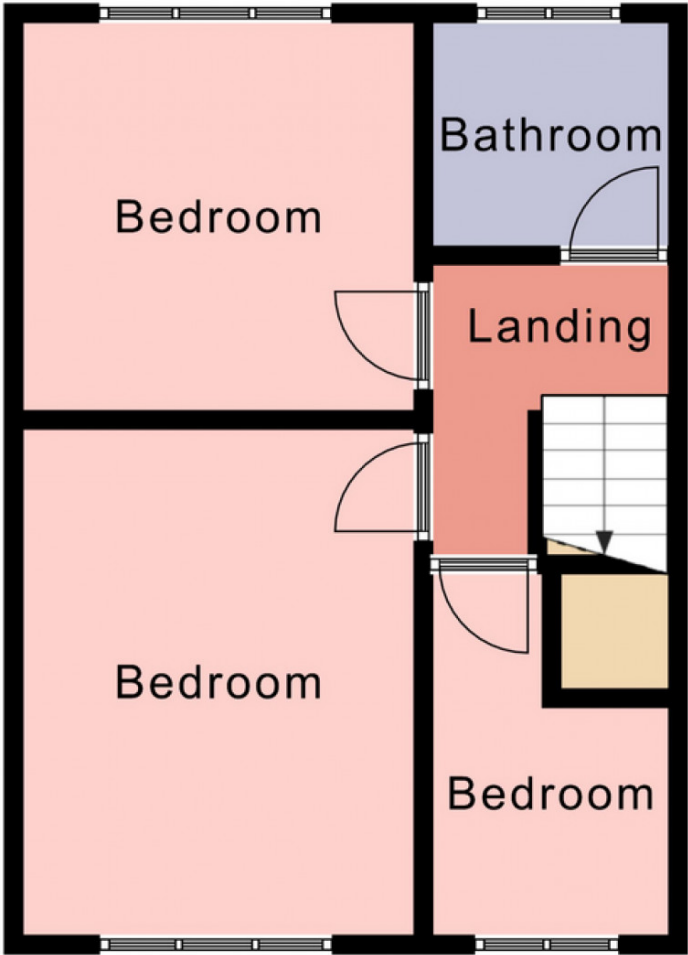




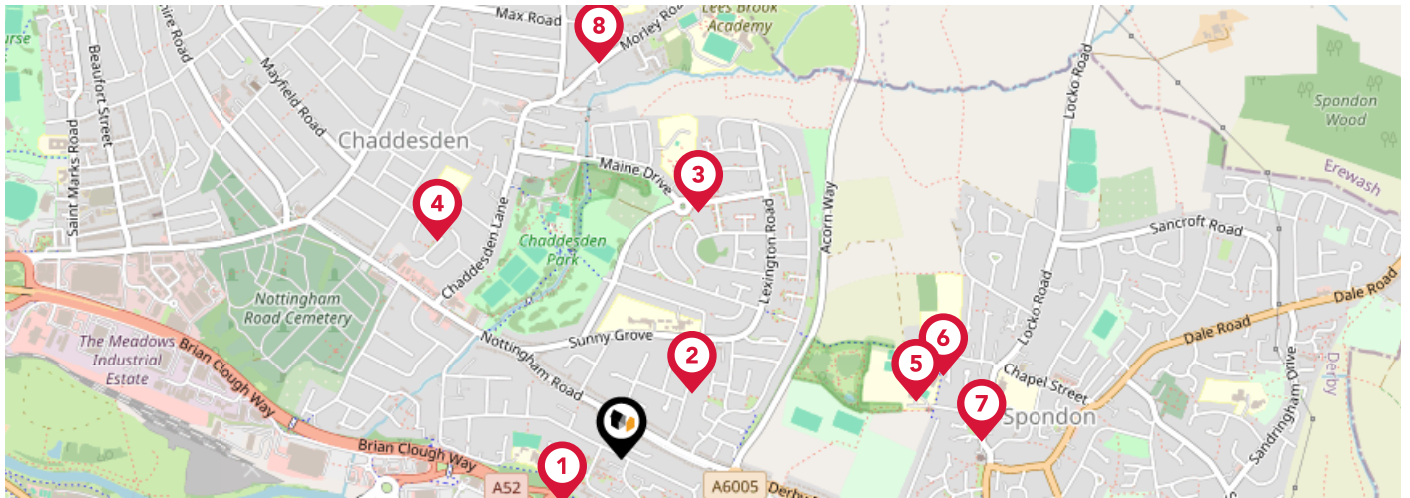
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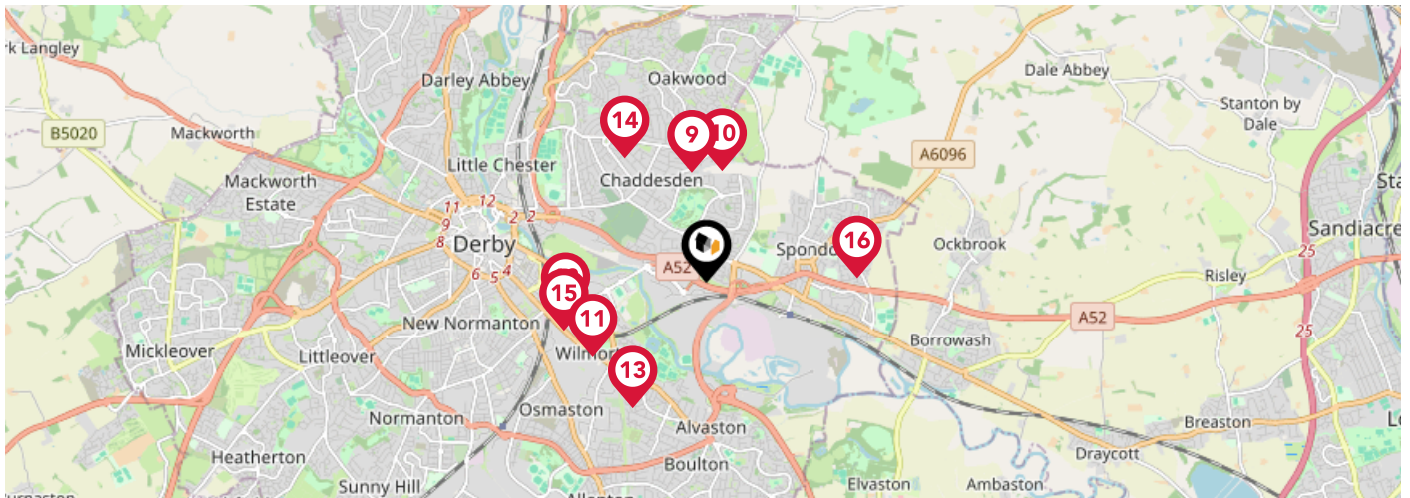
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Area Schools

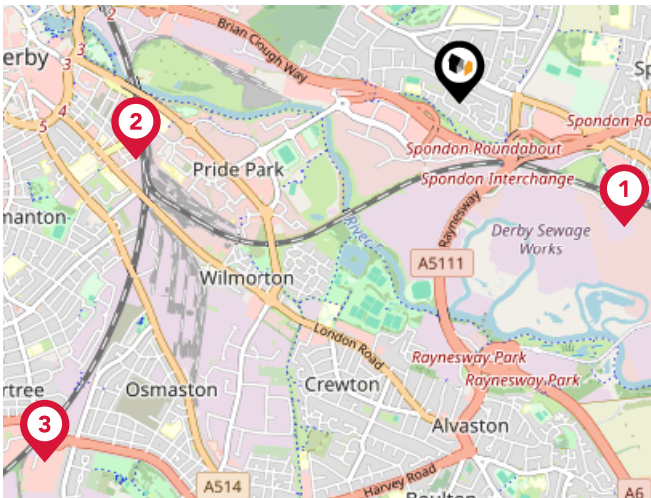


	Nursery	Primary	Secondary	College	Private
1 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



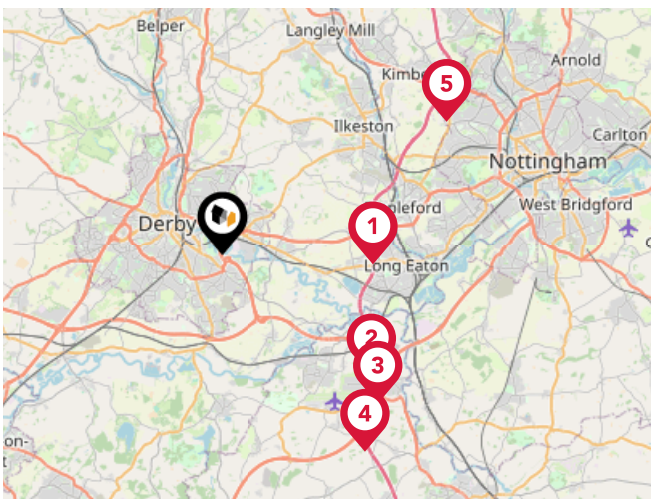
	Nursery	Primary	Secondary	College	Private
<p>9 Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.02</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Derby Pride Academy Ofsted Rating: Outstanding Pupils: 31 Distance:1.21</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Derby College Ofsted Rating: Good Pupils:0 Distance:1.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Lakeside Primary Academy Ofsted Rating: Requires Improvement Pupils: 680 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:1.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 UTC Derby Pride Park Ofsted Rating: Inadequate Pupils: 82 Distance:1.34</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:1.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



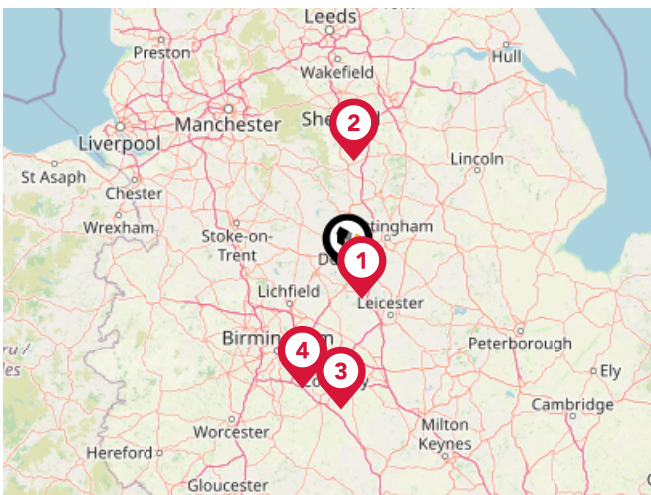
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.92 miles
2	Derby Rail Station	1.47 miles
3	Peartree Rail Station	2.45 miles



Trunk Roads/Motorways

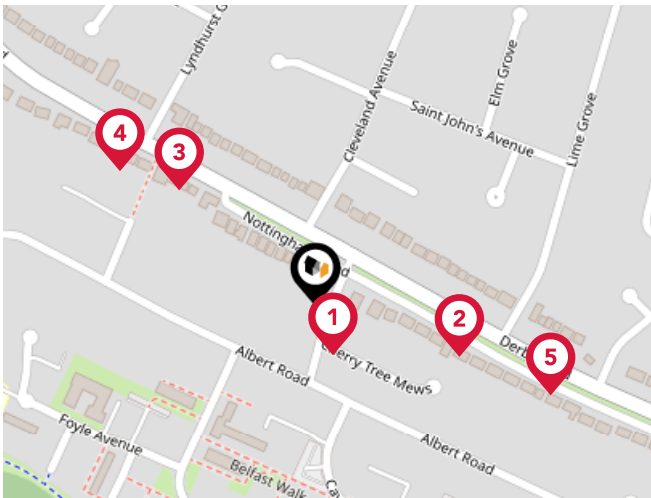
Pin	Name	Distance
1	M1 J25	5.39 miles
2	M1 J24A	6.86 miles
3	M1 J24	7.67 miles
4	M1 J23A	8.72 miles
5	M1 J26	9.35 miles



Airports/Helipads

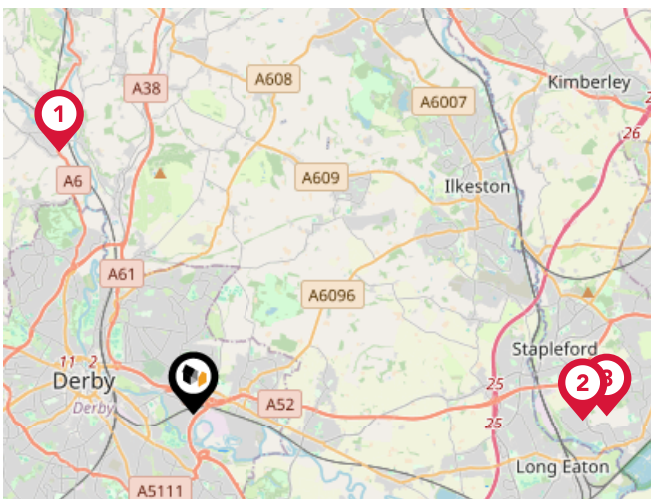
Pin	Name	Distance
1	East Midlands Airport	7.66 miles
2	Sheffield City Airport	32.94 miles
3	Coventry Airport	38.25 miles
4	Birmingham International Airport	34.71 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Eden Road	0.03 miles
2	Lime Grove	0.08 miles
3	Lyndhurst Grove	0.1 miles
4	Lyndhurst Grove	0.13 miles
5	Lime Grove	0.14 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.28 miles
2	Toton Lane Tram Stop	6.94 miles
3	Inham Road Tram Stop	7.39 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

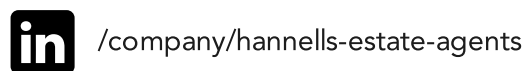
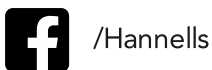


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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.



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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