

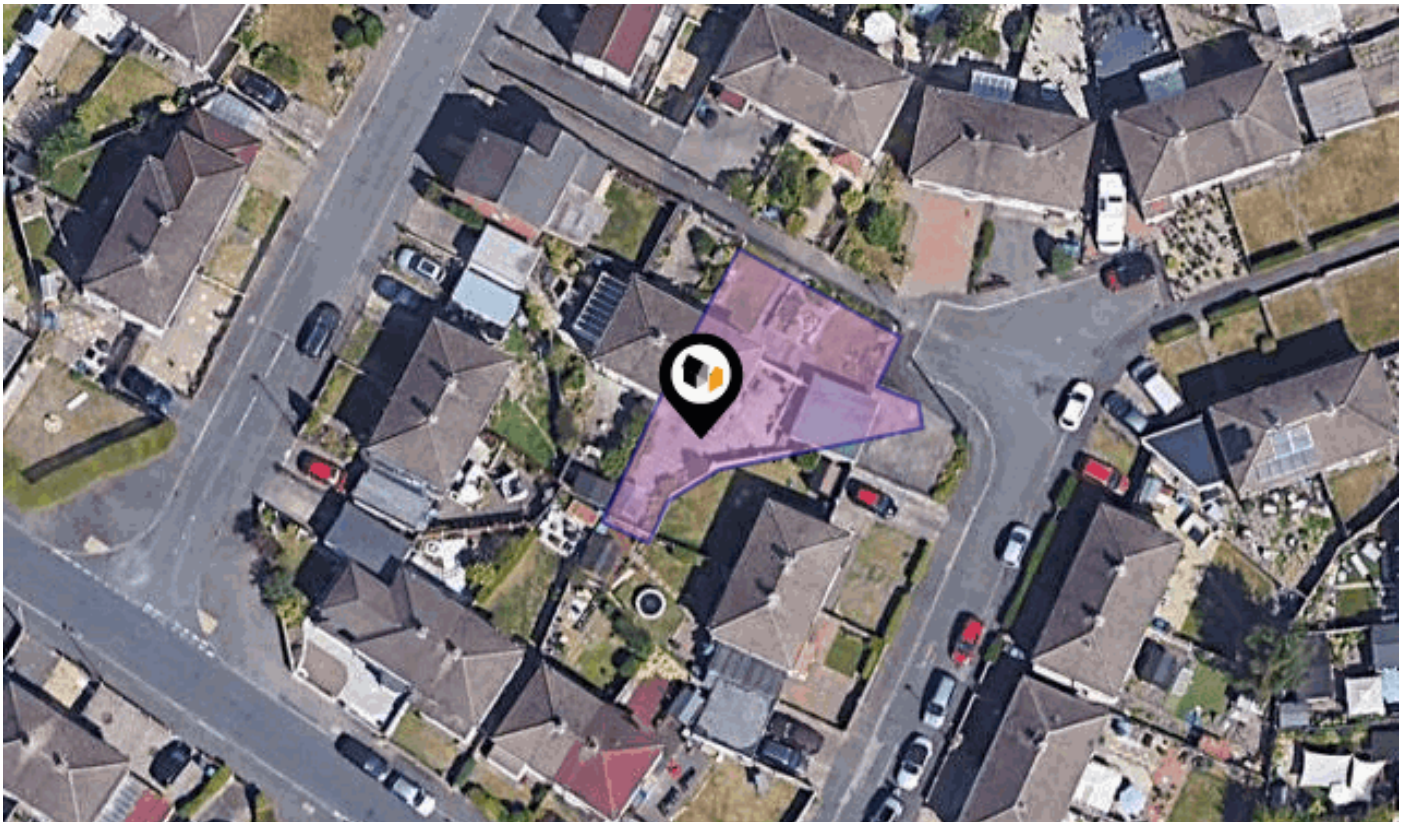


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15th February 2024



LEDBURY PLACE, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Two Double Bedroomed Semi Detached Home
- > Good Size Corner Plot With Potential To Extend/Redevelop Subject To Planning
- > No Upward Chain
- > EPC Rating E, Wimpey 'No Fines' Construction
- > Council Tax Band A, Freehold

Property Description

A two double-bedroomed semi-detached home occupying a corner plot position, ideal for the first time buyer and is available for sale with no upward chain. The property benefits from a driveway and double garage and may have potential to extend the property or development the garage area, subject to necessary planning permission.

The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises: entrance lobby, lounge, good size dining kitchen and side entrance lobby/utility room. To the first floor are two double bedrooms, bathroom and separate WC. Outside, the property occupies a corner plot position with gardens to both front and rear elevations together with a driveway providing access to a detached double garage.

Ledbury Place occupies an established cul-de-sac location and is well situated for local amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links including the A38, A52 and M1 motorway respectively. Viewing is recommended.

Room Measurement & Details

Entrance Lobby:

Lounge: (14'7" x 11'6") 4.44 x 3.51

Dining Kitchen: (13'1" x 9'3") 3.99 x 2.82

Side Entrance Lobby:

First Floor Landing:

Double Bedroom One: (14'6" x 9'7") 4.42 x 2.92

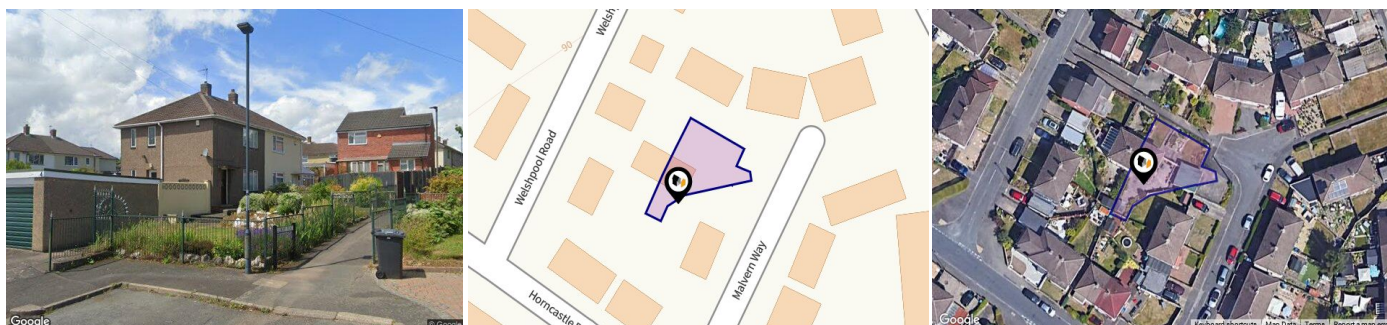
Double Bedroom Two: (11'5" x 9'5") 3.48 x 2.87

Bathroom: (5'5" x 5'3") 1.65 x 1.60

Separate WC:

Outside:

The property occupies a larger than average corner plot position with gardens to front, side and rear elevations. The front has a wrought iron boundary incorporating a lawned garden area with a selection of shrubs. There is a good size double width driveway providing off road parking and this in-turn leads to a DOUBLE DETACHED GARAGE 17'5" x 16'8" with up and over door, light, power and courtesy door to the rear elevation. There is gated access to the side elevation leading in-turn to the enclosed rear garden having a paved patio with a lawned area. Garden shed.



Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 764 ft² / 71 m²
Plot Area: 0.07 acres
Council Tax : Band A
Annual Estimate: £1,274
Title Number: DY24388
UPRN: 100030330746

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)

4	53	1000
mb/s	mb/s	mb/s

Mobile Coverage:
 (based on calls indoors)



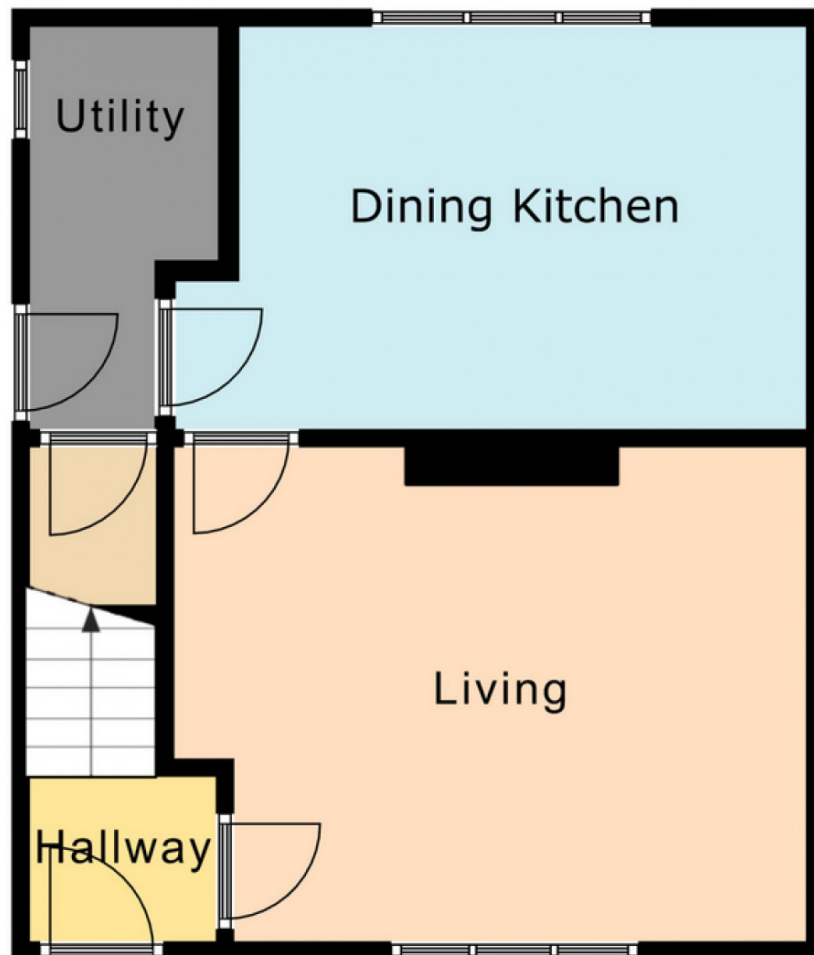
Satellite/Fibre TV Availability:



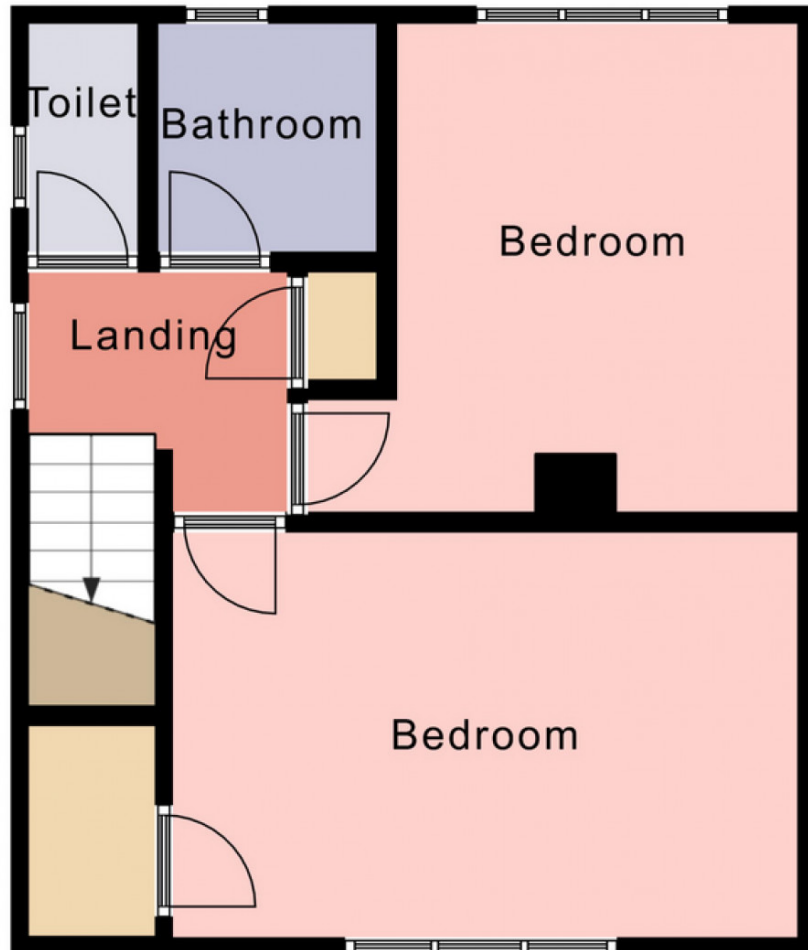




LEDBURY PLACE, DERBY, DE21



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Property EPC - Certificate



DERBY, DE21

Energy rating

E

Valid until 06.02.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Property

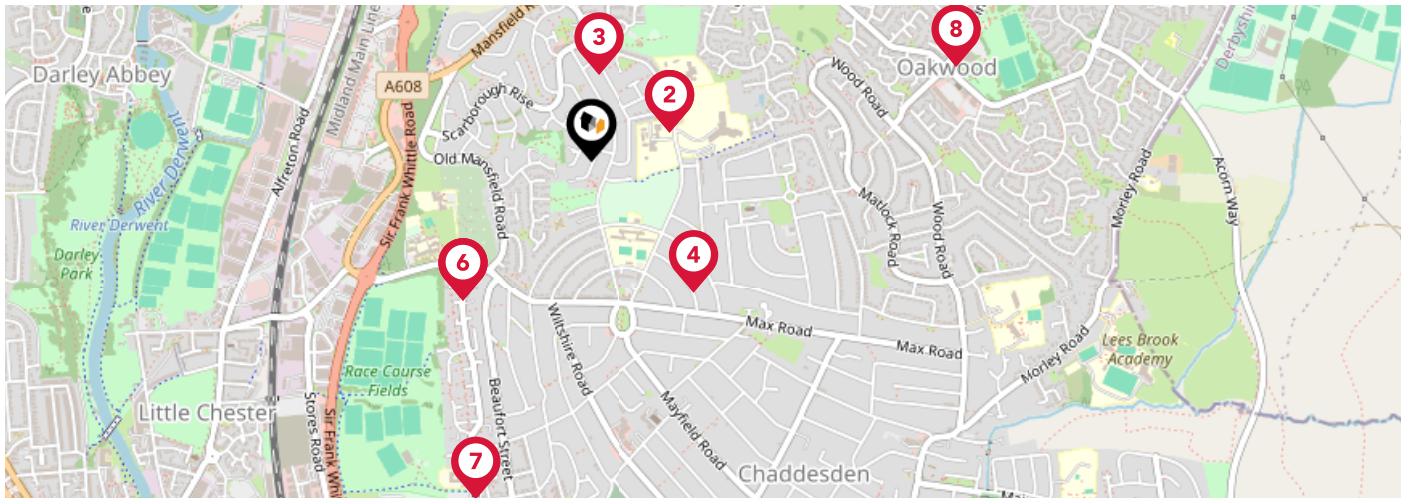
EPC - Additional Data



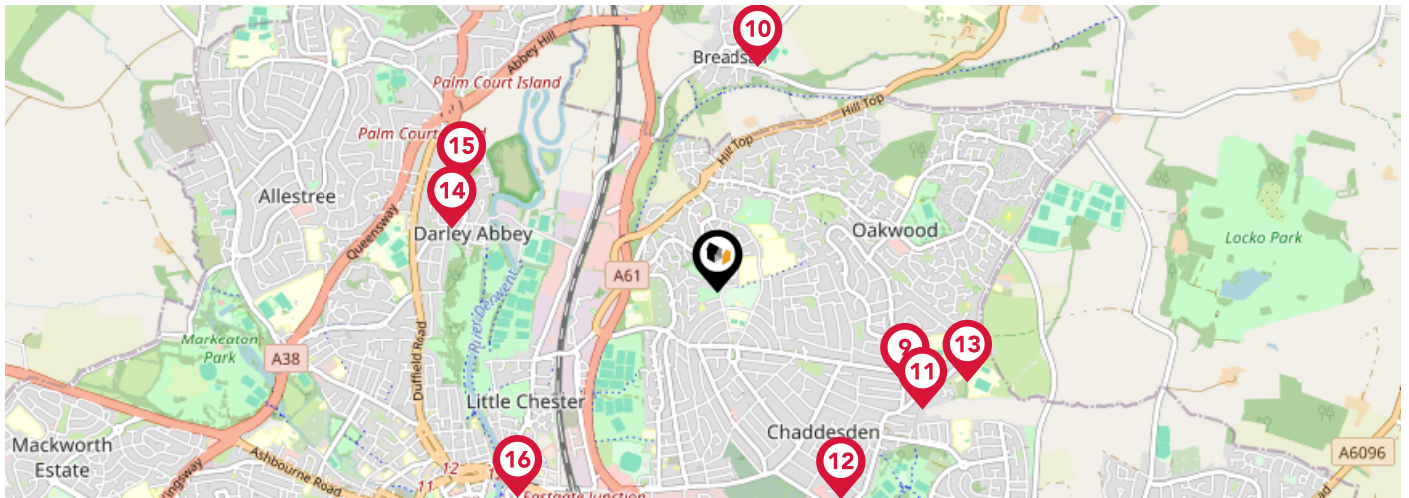
Additional EPC Data

Property Type:	Semi-detached house
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	71 m ²

Area Schools

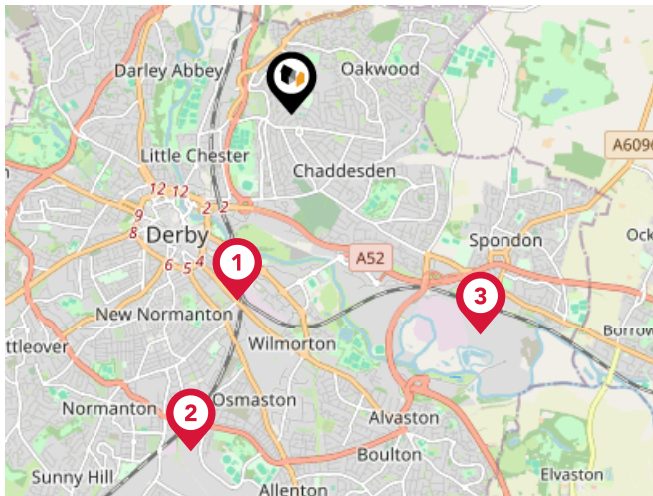


		Nursery	Primary	Secondary	College	Private
1	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



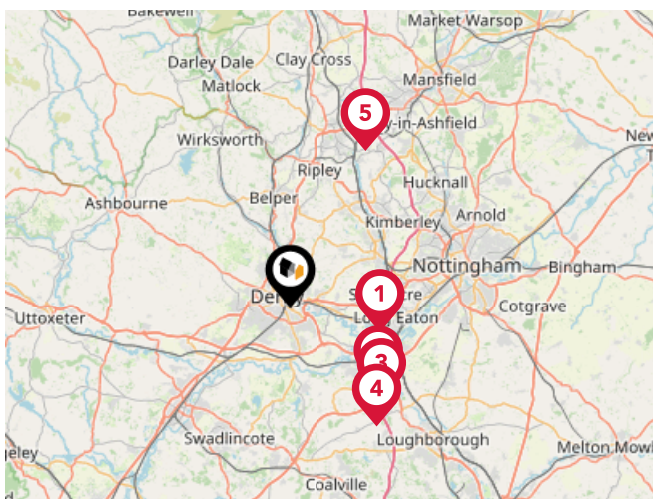
	Nursery	Primary	Secondary	College	Private
Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 444 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Old Vicarage School Ofsted Rating: Not Rated Pupils: 152 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landau Forte College Ofsted Rating: Outstanding Pupils: 1110 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



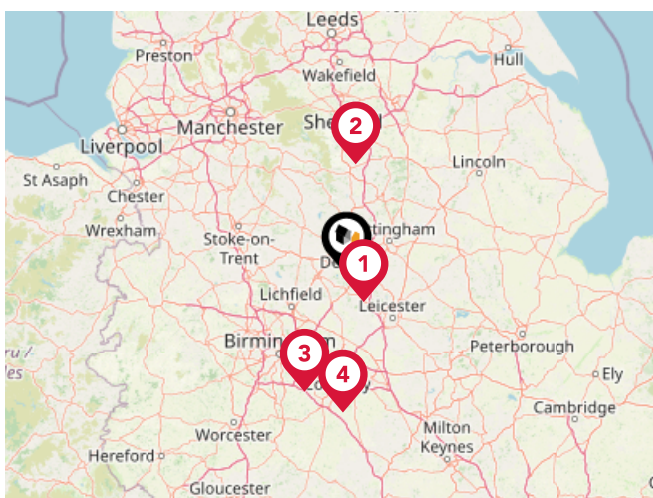
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.73 miles
2	Peartree Rail Station	3.14 miles
3	Spondon Rail Station	2.59 miles



Trunk Roads/Motorways

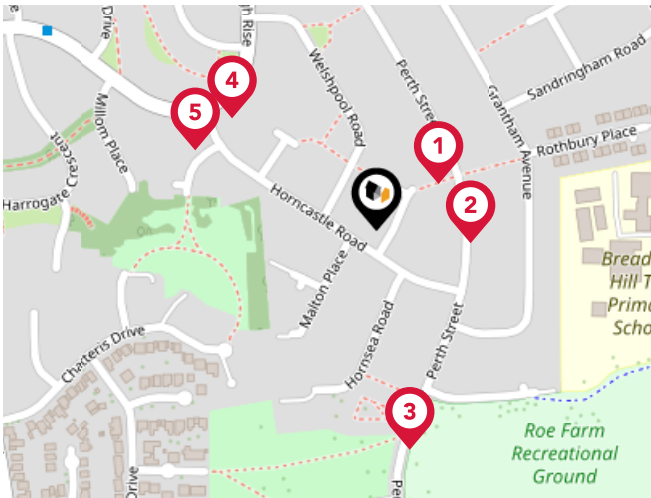
Pin	Name	Distance
1	M1 J25	6.57 miles
2	M1 J24A	8.51 miles
3	M1 J24	9.35 miles
4	M1 J23A	10.43 miles
5	M1 J28	12.34 miles



Airports/Helipads

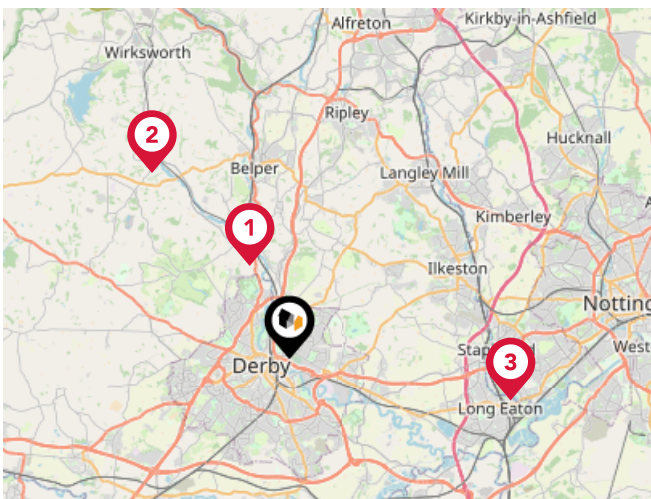
Pin	Name	Distance
1	East Midlands Airport	9.36 miles
2	Sheffield City Airport	31.61 miles
3	Birmingham International Airport	35.69 miles
4	Coventry Airport	39.62 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bexhill Walk	0.04 miles
2	Bexhill Walk	0.05 miles
3	Camborne Close	0.12 miles
4	Horncastle Road	0.1 miles
5	Horncastle Road	0.11 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.59 miles
2	Idridgehay (Ecclesbourne Valley Railway)	8.22 miles
3	Toton Lane Tram Stop	8.04 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

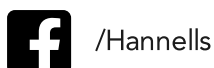


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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