

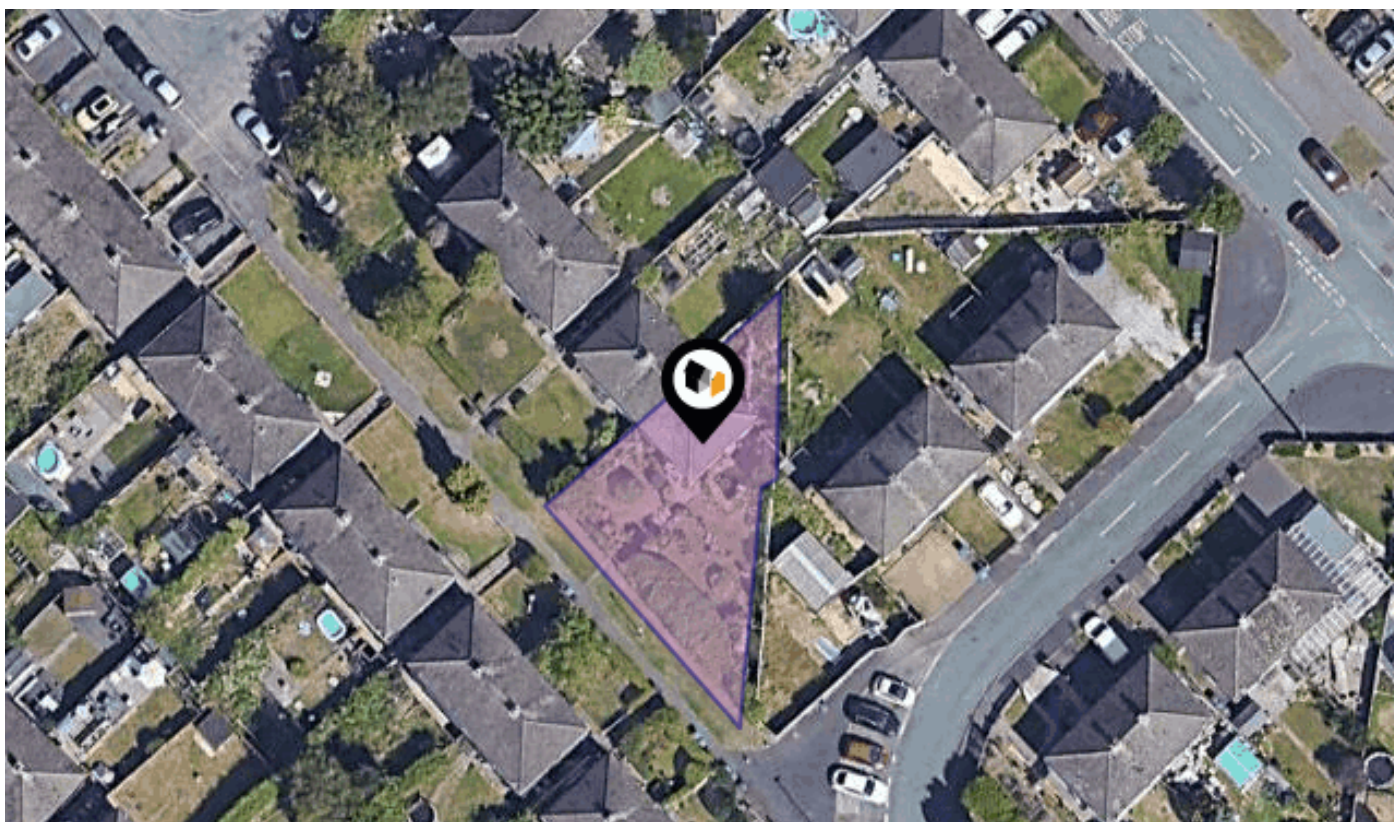


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 13th March 2024



FERNILEE GARDENS, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well Proportioned Three-Bedroomed Home
- > No Upward Chain
- > Requires Some Modernisation/Improvement
- > EPC Rating D, 'Wimpey No Fines' Construction
- > Council Tax Band A, Freehold

Property Description

A well proportioned three-bedroomed home occupying a mature and established corner plot position with gardens extending to the front, side and rear elevations. The property would benefit from some modernisation/updating and is available for sale with no upward chain.

The accommodation is supplemented by double glazing and gas central heating and briefly comprises:- reception hallway, lounge, kitchen and dining room. To the first floor are three bedrooms and bathroom with a white three piece suite.

Outside, as previously mentioned the property occupies a larger than average plot having mature garden to the front, side and rear elevations.

Fernilee Gardens is well situated for Chaddesden and its amenities which include a range of shops, schools and transport links together with easy access for Derby City Centre and further road link including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Reception Hallway:

Lounge: (14'6" x 10'7") 4.42 x 3.23

Kitchen: (11'10" x 10'2") 3.61 x 3.10

Dining Room: (8'9" x 8'8") 2.67 x 2.64

First Floor Landing:

Bedroom One: (12'10" x 8'9") 3.91 x 2.67

Bedroom Two: (11'2" x 10'3") 3.40 x 3.12

Bedroom Three: (9'7" x 7'3") 2.92 x 2.21

Bathroom: (7'9" x 5'5") 2.36 x 1.65

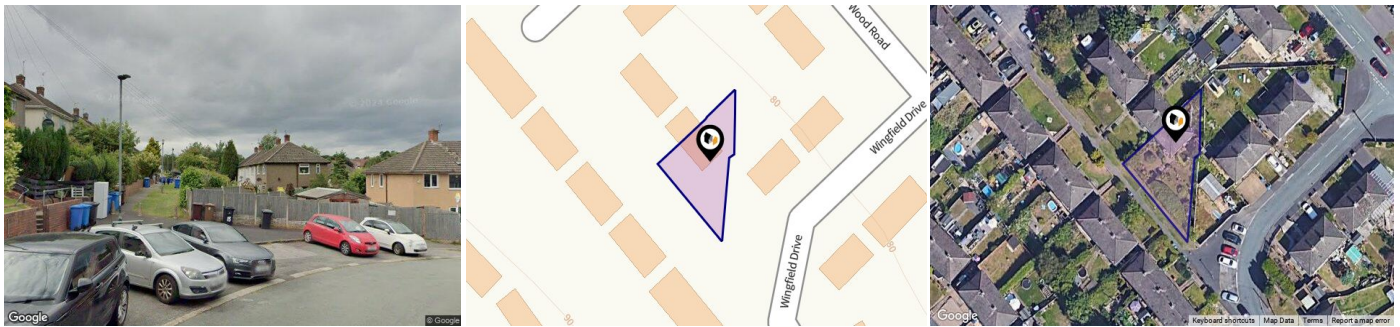
Outside:

The property occupies a larger than average plot with mature gardens to front, side and rear elevations.

Please Note:

This property is Wimpey No-Fines construction.

Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 904 ft² / 84 m²
Plot Area: 0.08 acres
Council Tax : Band A
Annual Estimate: £1,274
Title Number: DY183395
UPRN: 100030313982

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 mb/s	56 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

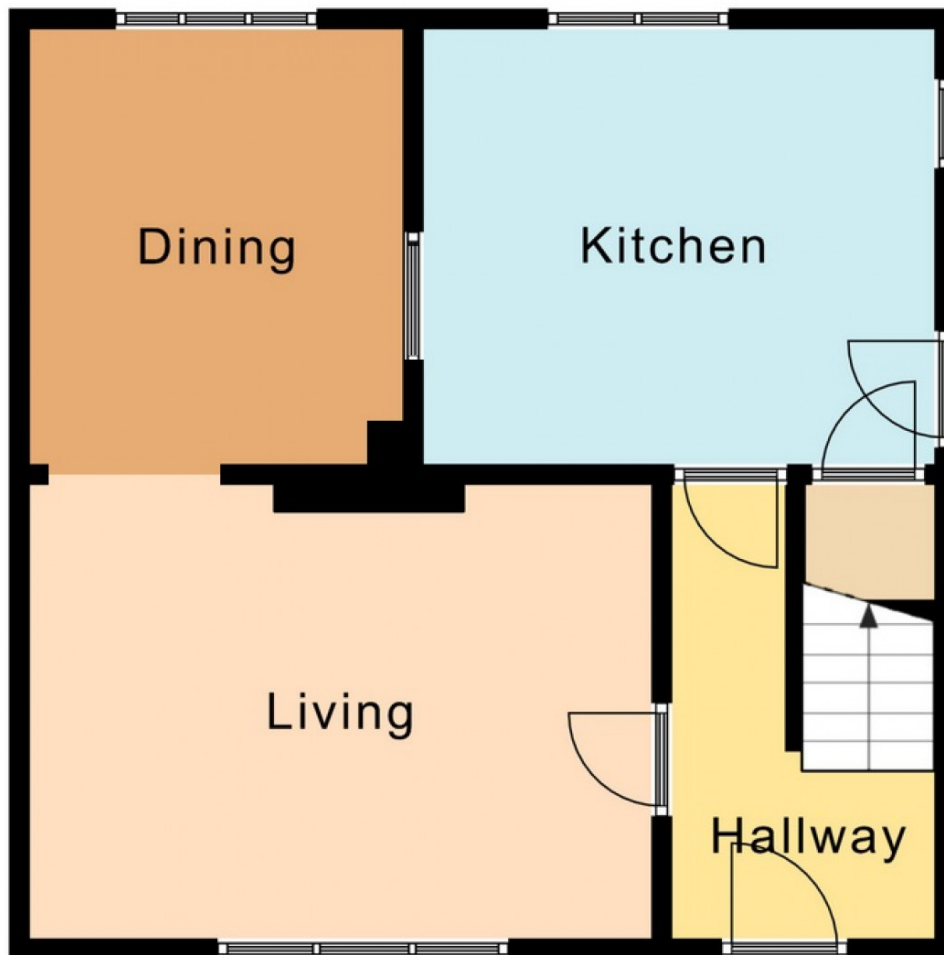


Gallery Photos

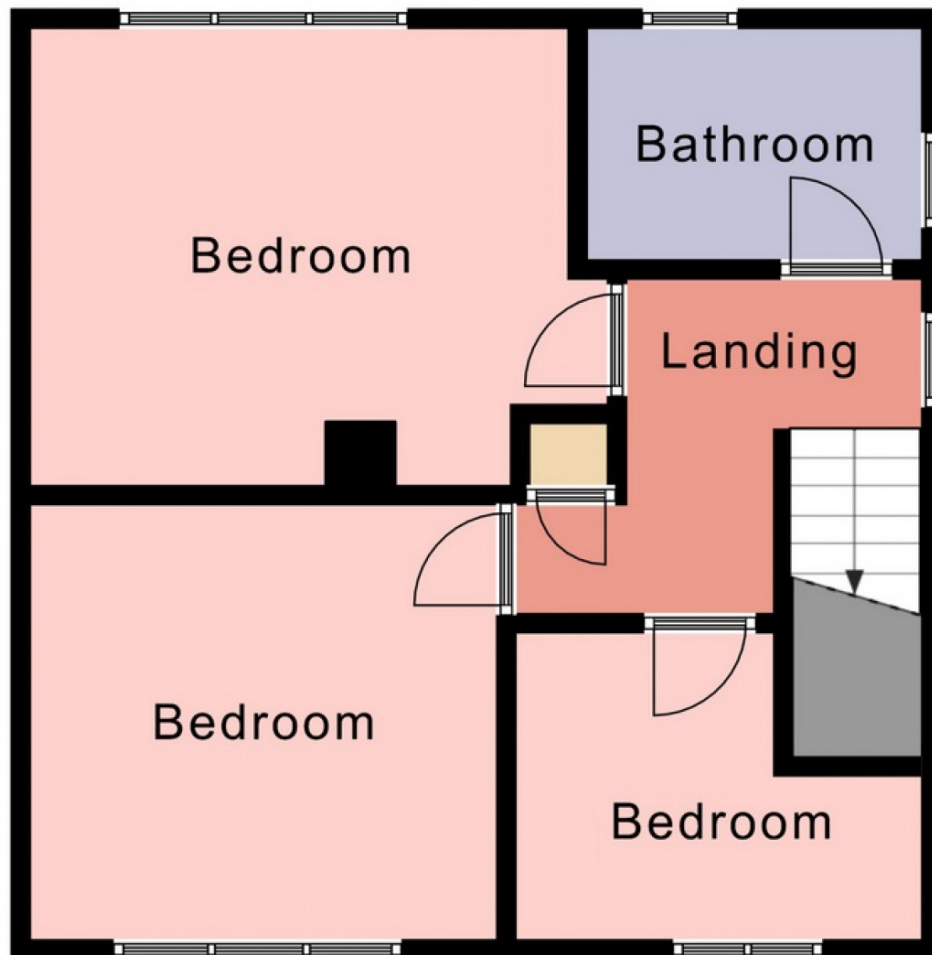




FERNILEE GARDENS, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

D

Valid until 07.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

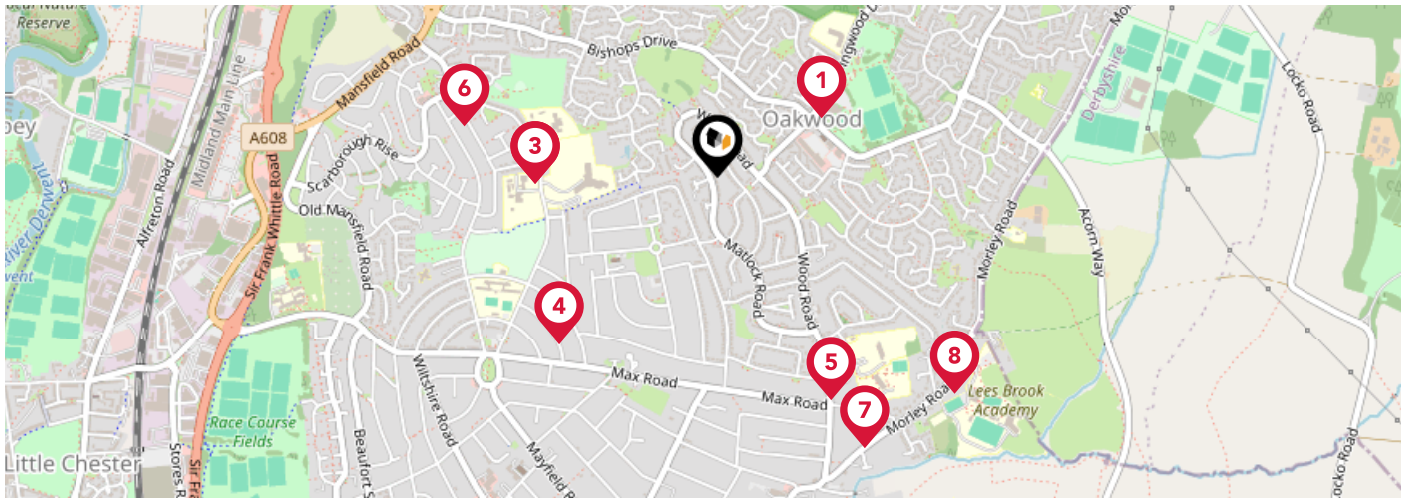
EPC - Additional Data



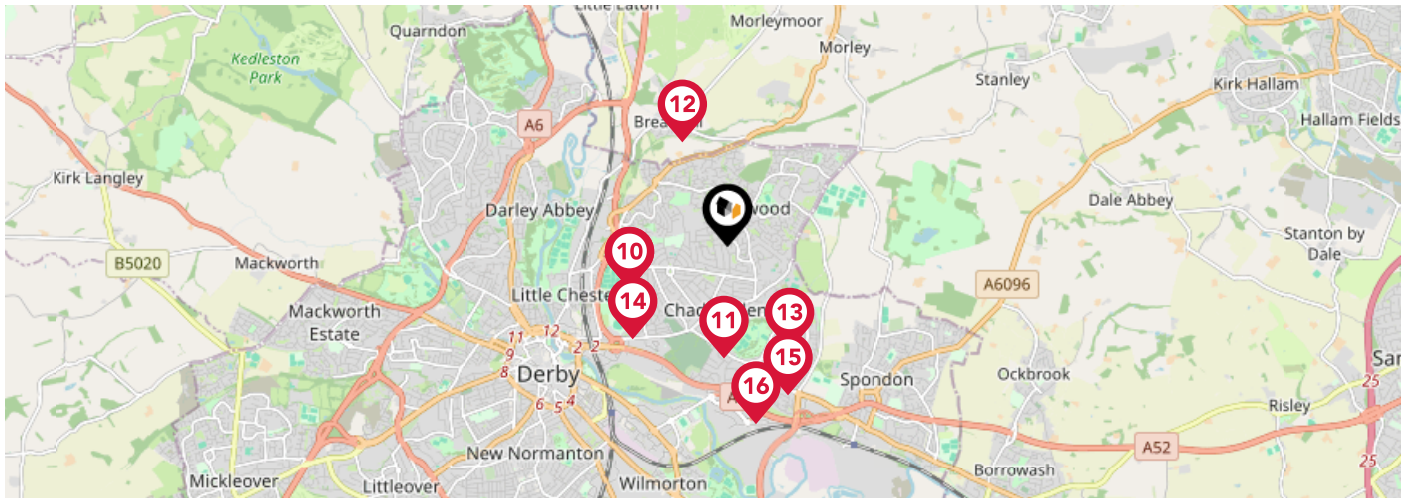
Additional EPC Data

Property Type:	Semi-detached house
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 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, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 33% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	84 m ²

Area Schools

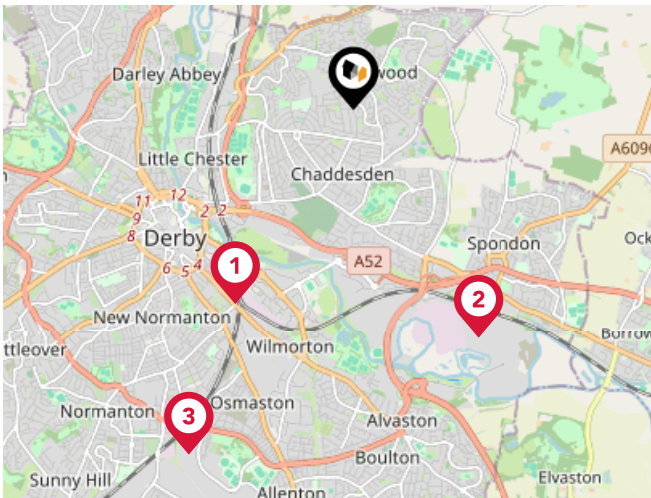


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.41	<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:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



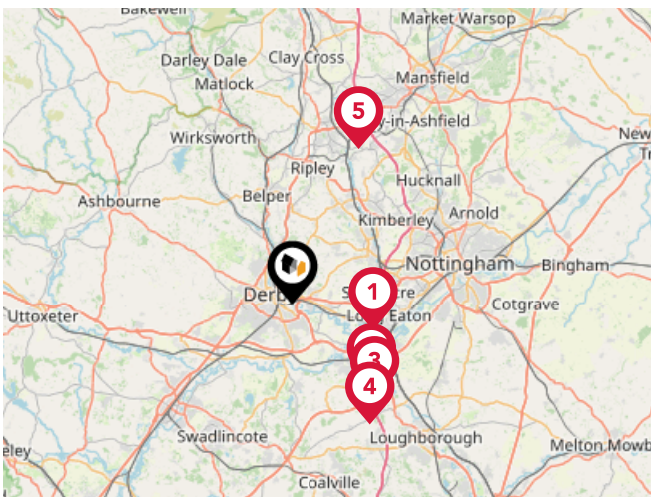
		Nursery	Primary	Secondary	College	Private
	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:0.95	<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	<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"/>
	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



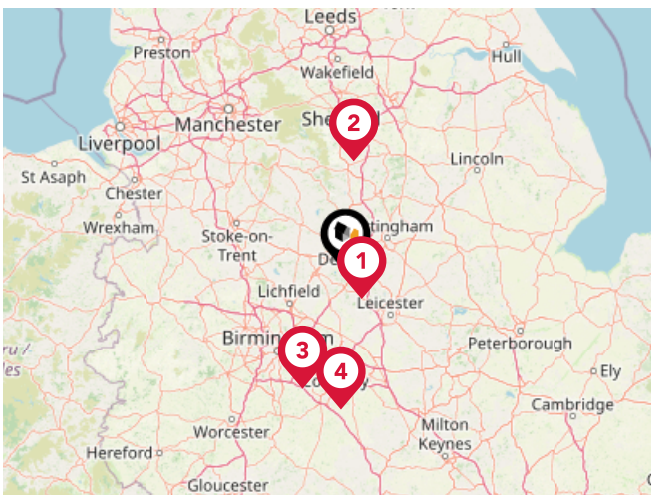
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	2.04 miles
2	Spondon Rail Station	2.32 miles
3	Peartree Rail Station	3.42 miles



Trunk Roads/Motorways

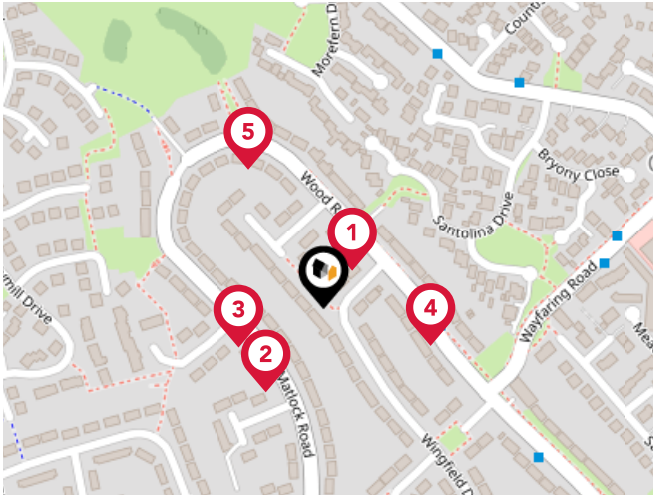
Pin	Name	Distance
1	M1 J25	6.04 miles
2	M1 J24A	8.15 miles
3	M1 J24	9.01 miles
4	M1 J23A	10.16 miles
5	M1 J28	12.04 miles



Airports/Helipads

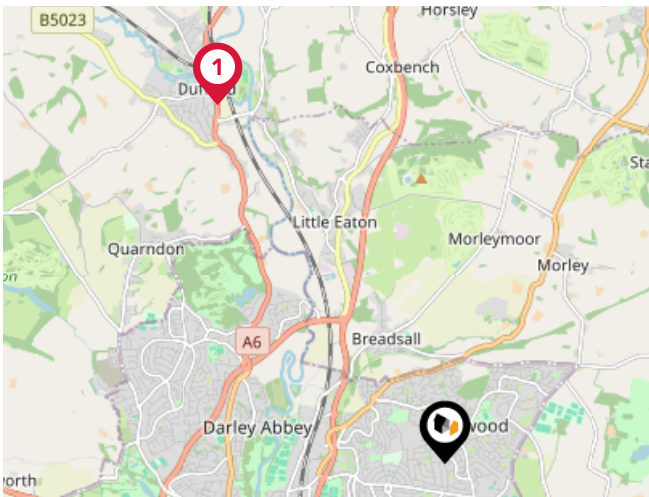
Pin	Name	Distance
1	East Midlands Airport	9.13 miles
2	Sheffield City Airport	31.48 miles
3	Birmingham International Airport	35.96 miles
4	Coventry Airport	39.72 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fernilee Gardens	0.03 miles
2	Birchover Rise	0.06 miles
3	Birchover Rise	0.05 miles
4	Fernilee Gardens	0.06 miles
5	Topley Gardens	0.09 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.8 miles
2	Toton Lane Tram Stop	7.49 miles
3	Inham Road Tram Stop	7.92 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

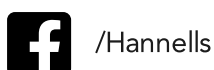


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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