

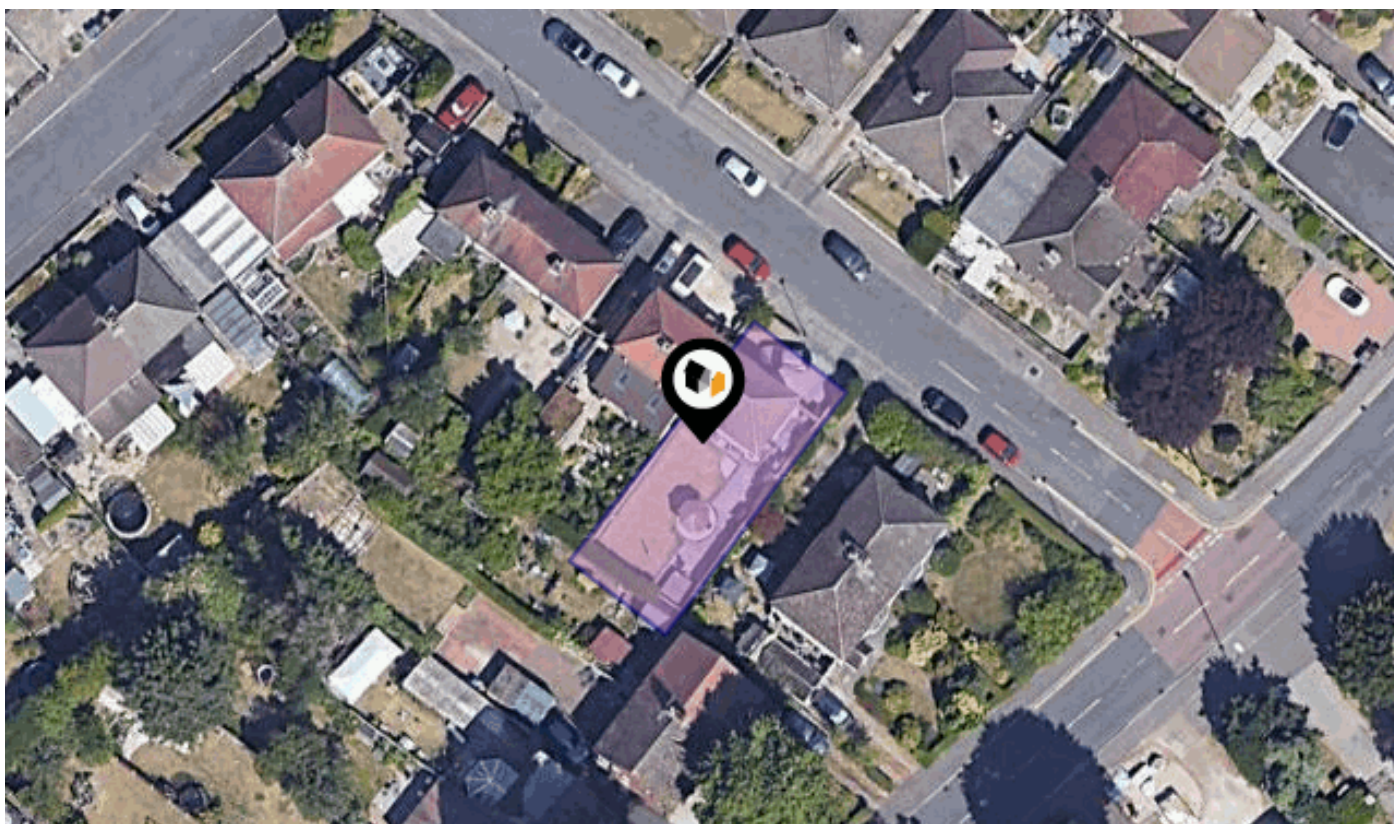


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 09th April 2024



RICHMOND ROAD, CHADDESSEN, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Traditional, Modernised And Improved Semi-Detached Home
- > Ideal Family/First Time Home
- > Sought After Location Off Chaddesden Lane
- > EPC Rating D, Standard Construction
- > Council Band A ,Freehold

Property Description

A traditional three bed roomed semi detached home occupying a popular location off Chaddesden Lane and offers modernised accommodation, off road parking and good size rear garden with hot tub. The property would be ideal for the first time buy/family home and viewing is recommended.

The property benefits from gas fired central heating with a Worcester combination boiler with Hive heating system, UPVC double glazing and briefly comprises:- reception hallway, cloakroom/WC, lounge and fitted kitchen. To the first floor are three bedrooms and modern bathroom with a three piece suite. Outside, there is off-road parking to the front elevation and a good-size rear garden enjoying a south-facing aspect and benefits from hot tub.

Richmond Road is situated within the heart of Chaddesden which offers a range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport. Viewing is recommended.

Room Measurement & Details

Reception Hallway:

Cloakroom/WC:

Lounge: (16'10" x 10'10") 5.13 x 3.30

Fitted Kitchen: (11'3" x 10'5") 3.43 x 3.17

First Floor Landing:

With access to the loft space being boarded with folding loft ladder.

Double Bedroom One: (10'11" x 10'6") 3.33 x 3.20

Double Bedroom Two: (11'4" x 7'8") 3.45 x 2.34

Bedroom Three: (7'9" x 5'10") 2.36 x 1.78

Refitted Family Bathroom:

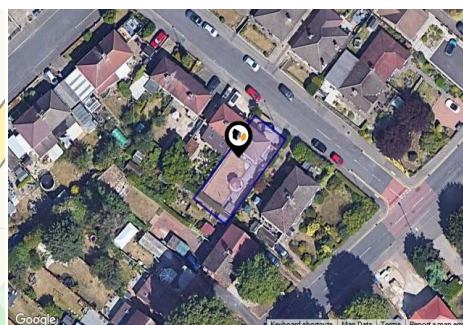
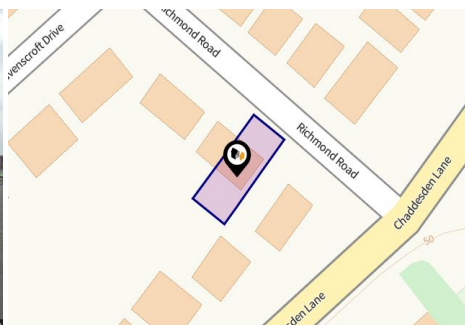
Outside:

A block paved driveway to the front elevation provides off-road parking incorporating a gravelled area. There are double timber gates to the side elevation leading to the enclosed and good-size rear garden having a paved patio area and lawned area. Cold water tap, outside power.

Please Note:

KFB - Key Facts For Buyers
A hot tub is included in sale.

Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 764 ft² / 71 m²
Plot Area: 0.06 acres
Year Built : 1950-1966
Council Tax : Band A
Annual Estimate: £1,405
Title Number: DY220129
UPRN: 100030352194

Last Sold £/ft²: £168
Tenure: Freehold

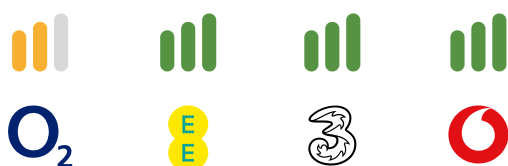
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9 mb/s
74 mb/s
1000 mb/s

Mobile Coverage:
(based on calls indoors)

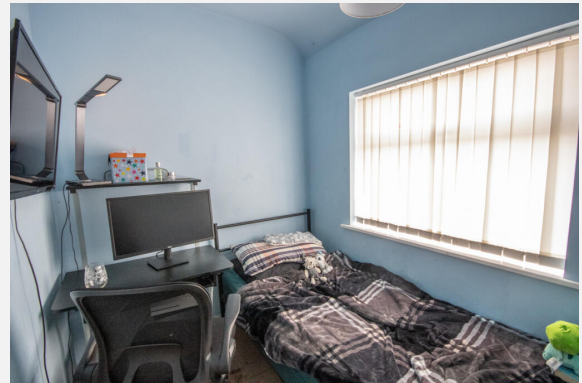


Satellite/Fibre TV Availability:

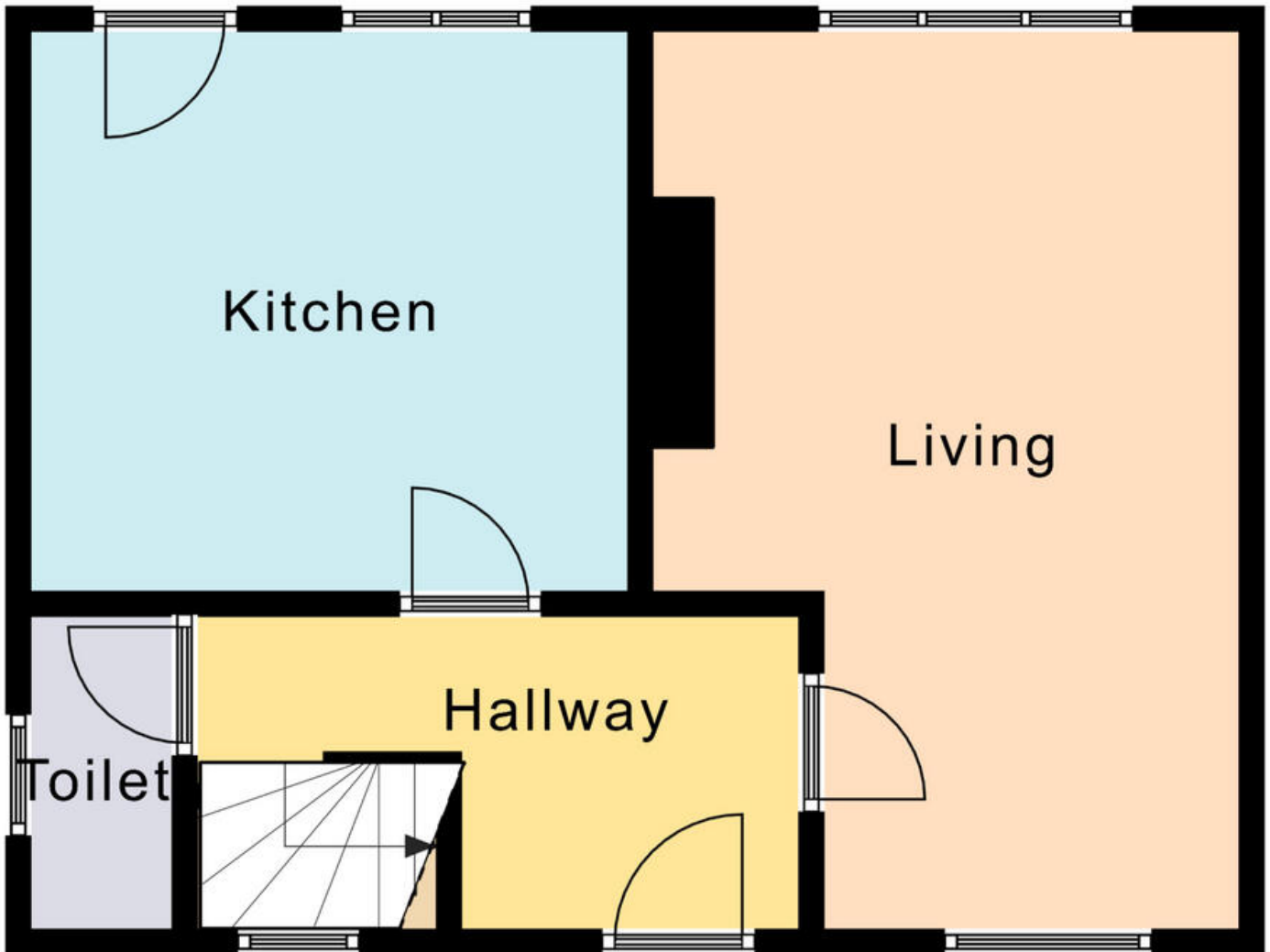


Gallery Photos

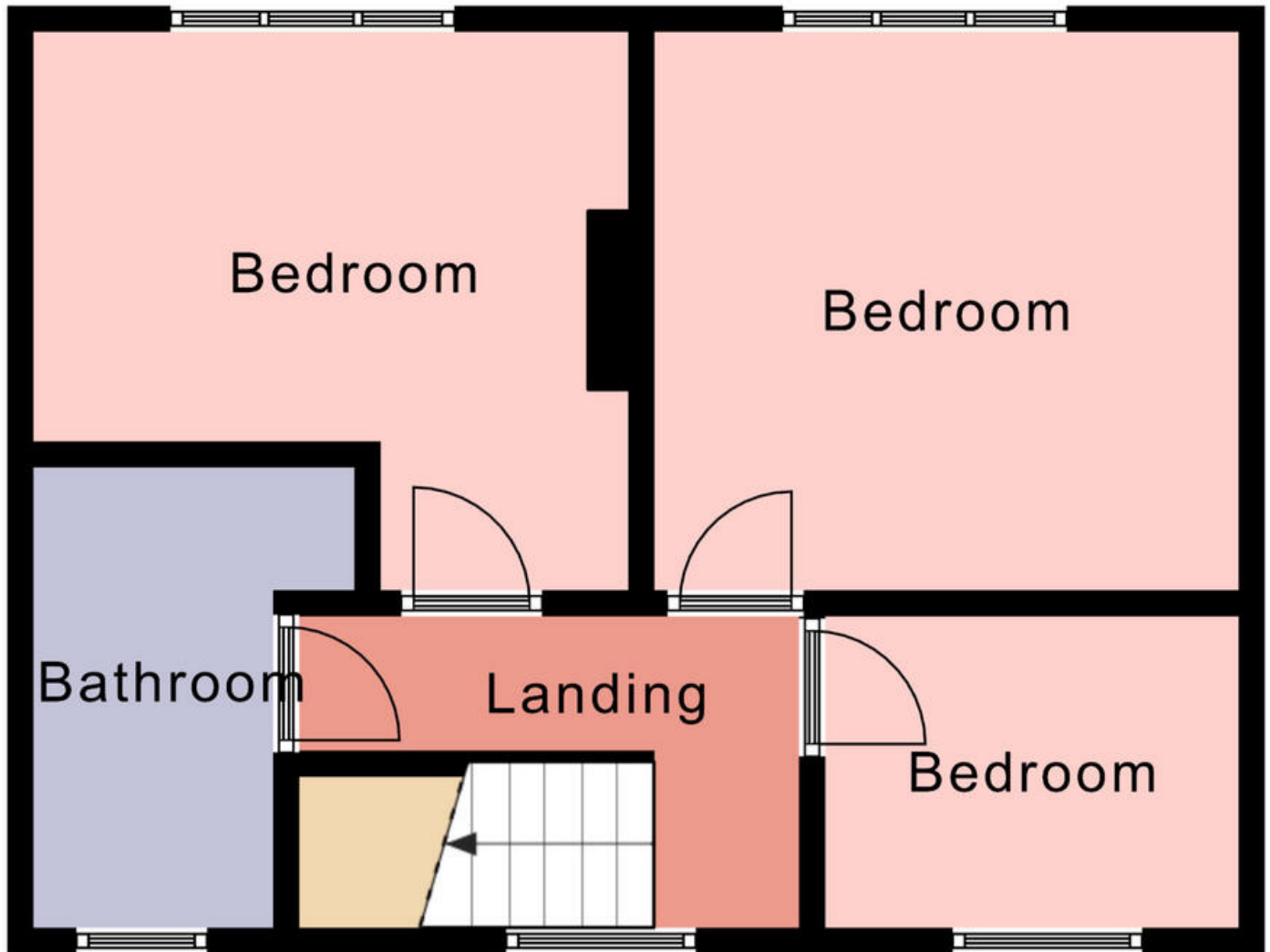




RICHMOND ROAD, CHADDESSEN, DERBY, DE21



RICHMOND ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



DERBY, DE21

Energy rating

D

Valid until 03.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

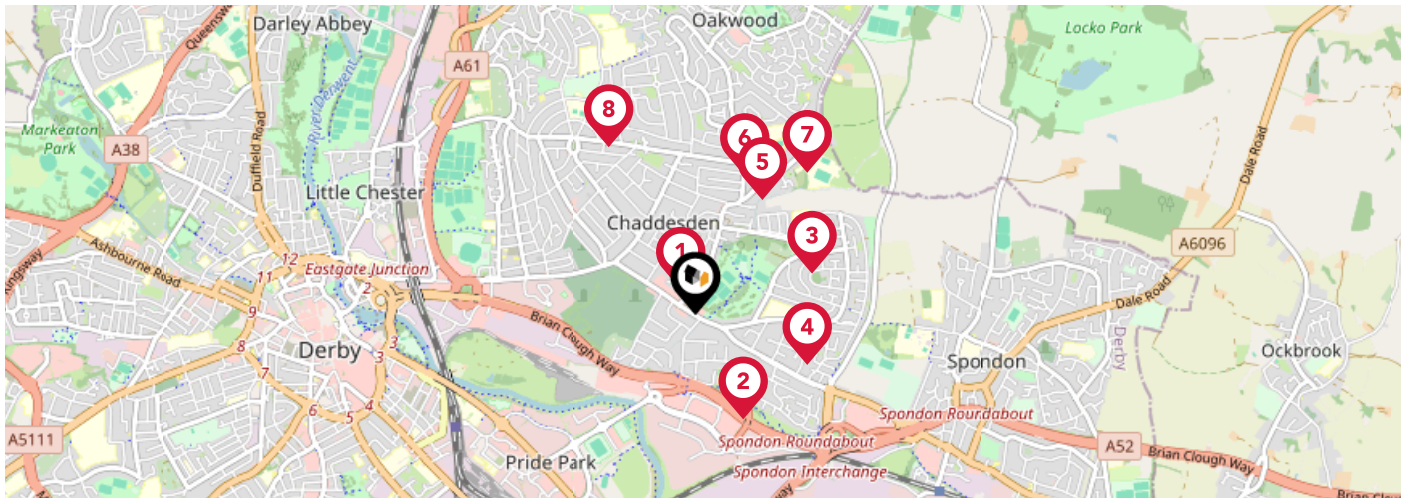
Property

EPC - Additional Data

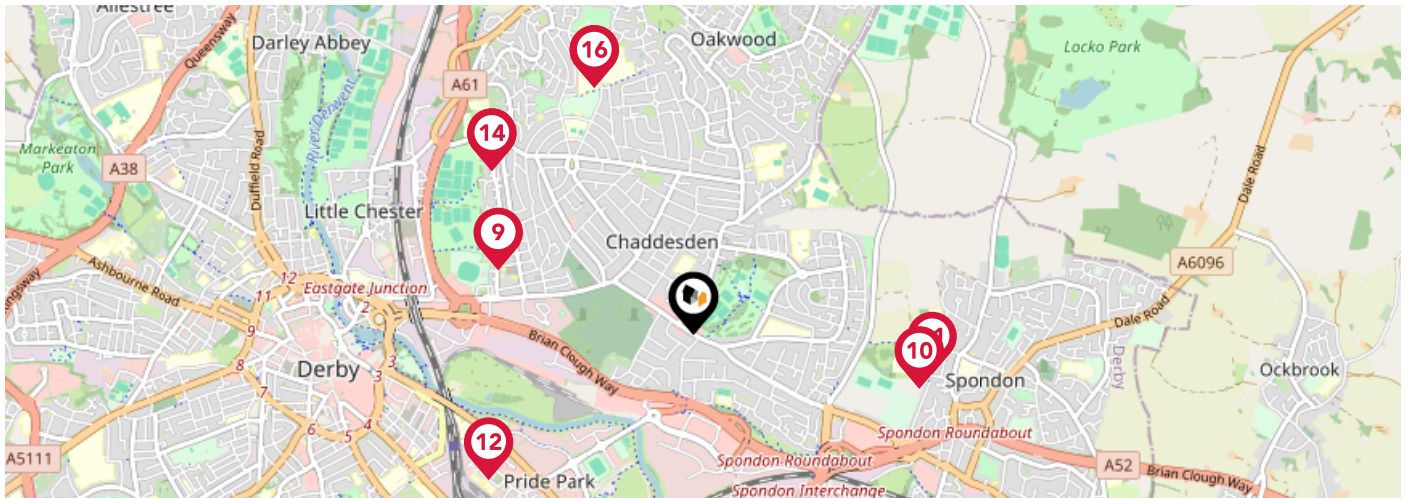


Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	71 m ²

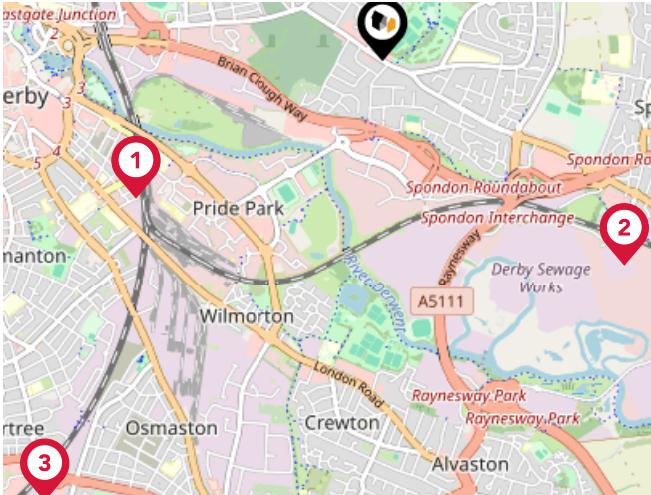


		Nursery	Primary	Secondary	College	Private
1	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.52	<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:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



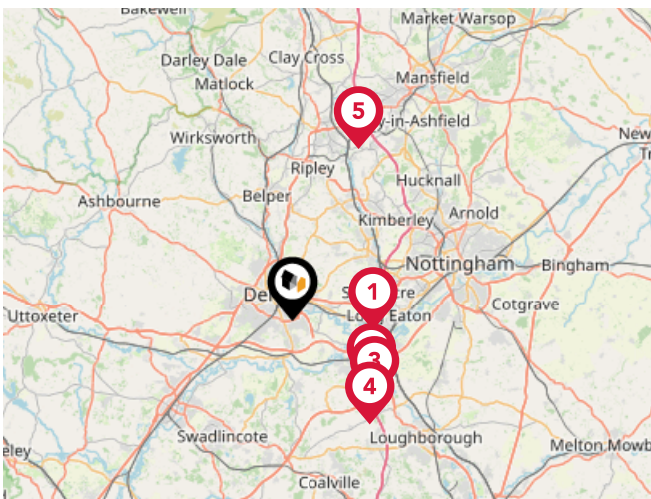
		Nursery	Primary	Secondary	College	Private
	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1362 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby College Ofsted Rating: Good Pupils:0 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.16	<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:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



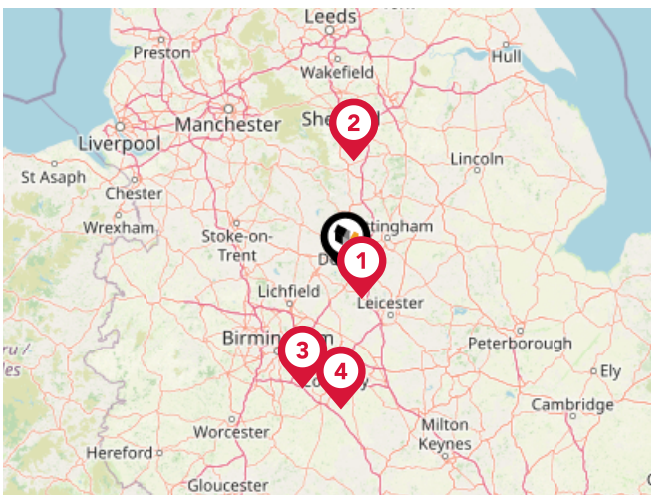
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.26 miles
2	Spondon Rail Station	1.42 miles
3	Peartree Rail Station	2.48 miles



Trunk Roads/Motorways

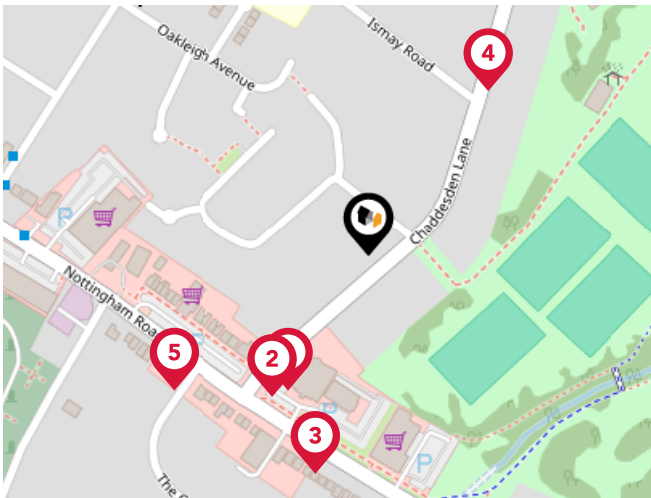
Pin	Name	Distance
1	M1 J25	5.77 miles
2	M1 J24A	7.37 miles
3	M1 J24	8.18 miles
4	M1 J23A	9.23 miles
5	M1 J28	13.06 miles



Airports/Helipads

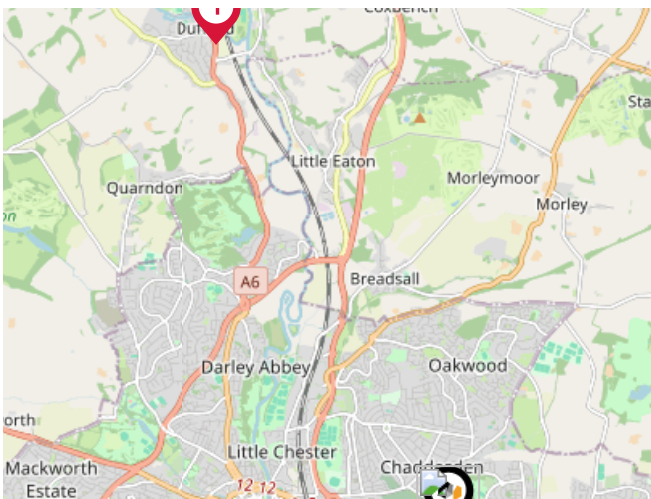
Pin	Name	Distance
1	East Midlands Airport	8.16 miles
2	Sheffield City Airport	32.6 miles
3	Birmingham International Airport	34.93 miles
4	Coventry Airport	38.61 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Richmond Road	0.09 miles
2	Richmond Road	0.1 miles
3	Chaddesden Lane End	0.12 miles
4	Ismay Road	0.11 miles
5	Chaddesden Lane End	0.13 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.79 miles
2	Toton Lane Tram Stop	7.3 miles
3	Inham Road Tram Stop	7.75 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.

Hannells

Testimonials



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



/hannells



/hannellsestateagents



/company/hannells-estate-agents

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

