

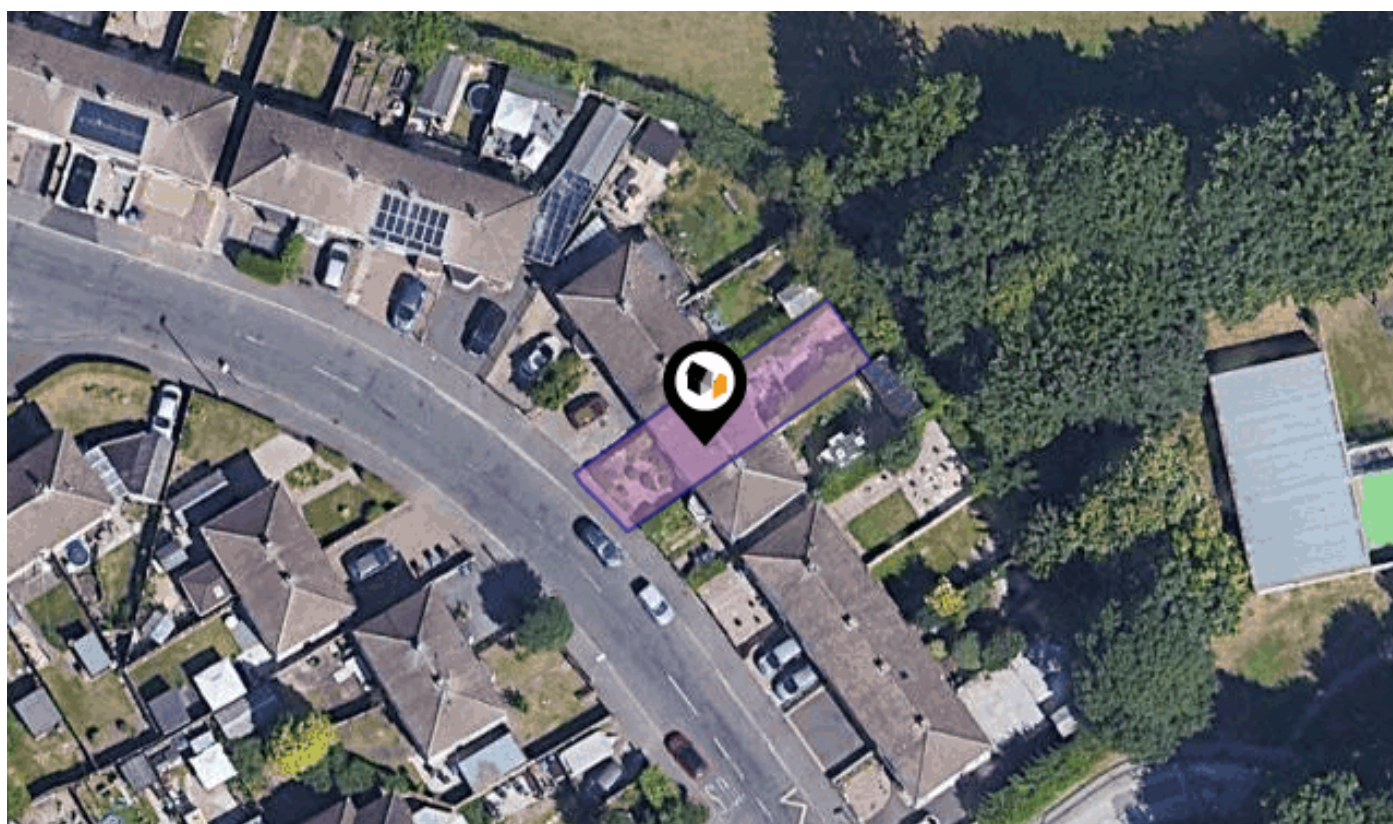


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd April 2024



ST. ANDREWS VIEW, 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:

- > Well Proportioned Three Bedroomed Home
- > No Upward Chain, Ideal First Time Buy
- > Potential For Off Road Parking, Subject To Necessary Consent
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Property Description

This well proportioned three bedroomed home is available with no upward chain and would be ideal for the first time buyer or growing family. The property would benefit from a scheme of modernisation/improvement and has potential to rear off road parking, subject to necessary consent.

The property benefits from gas fired central heating, double glazing and briefly comprises:- entrance lobby, lounge and dining kitchen with pantry. To the first floor the landing provides access to three bedrooms and shower room with a three piece suite. Outside, there are gardens to both front and rear elevations.

The property is well situated for local shops, schools and transport links together with easy access for Derby City Centre and further road links including the A38 and A52 respectively.

Room Measurement & Details

Entrance Lobby:

Lounge: (14'6" x 11'4") 4.42 x 3.45

Dining Kitchen (With Pantry): (15'2" x 9'6") 4.62 x 2.90

First Floor Landing:

Double Bedroom One: (13'10" x 11'2") 4.22 x 3.40

Double Bedroom Two: (11'9" x 10'3") 3.58 x 3.12

Bedroom Three: (9'8" x 7'2") 2.95 x 2.18

Shower Room: (7'5" x 5'3") 2.26 x 1.60

Outside:

There are gardens to both front and rear elevations, the front has potential to create off road parking, subject to necessary consent/permission. A shared entry to the side elevation leads in-turn to a private and mature rear garden with paved patio area, lawned area and mature hedgerows. Cold water tap. Integrated former coalhouse/outside store.

Please Note: This property is Wimpey No-Fines Construction.



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	850 ft ² / 79 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY105772		
UPRN:	100030359722		

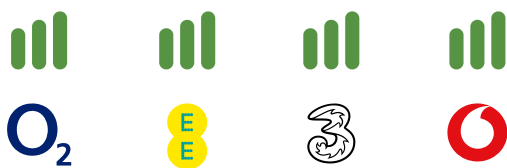
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

22 mb/s	71 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

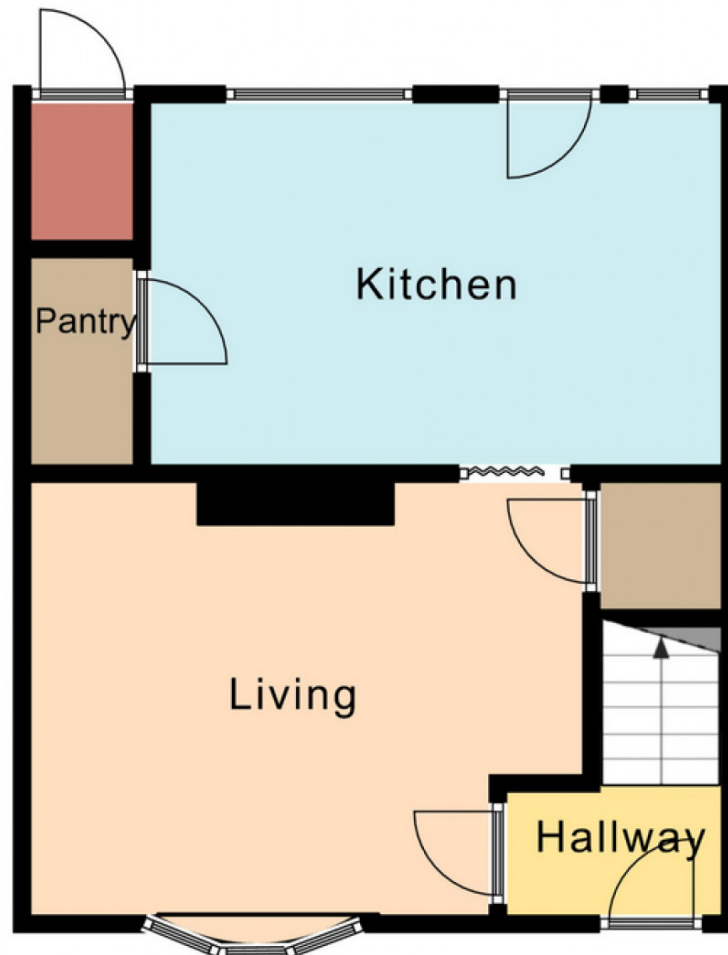




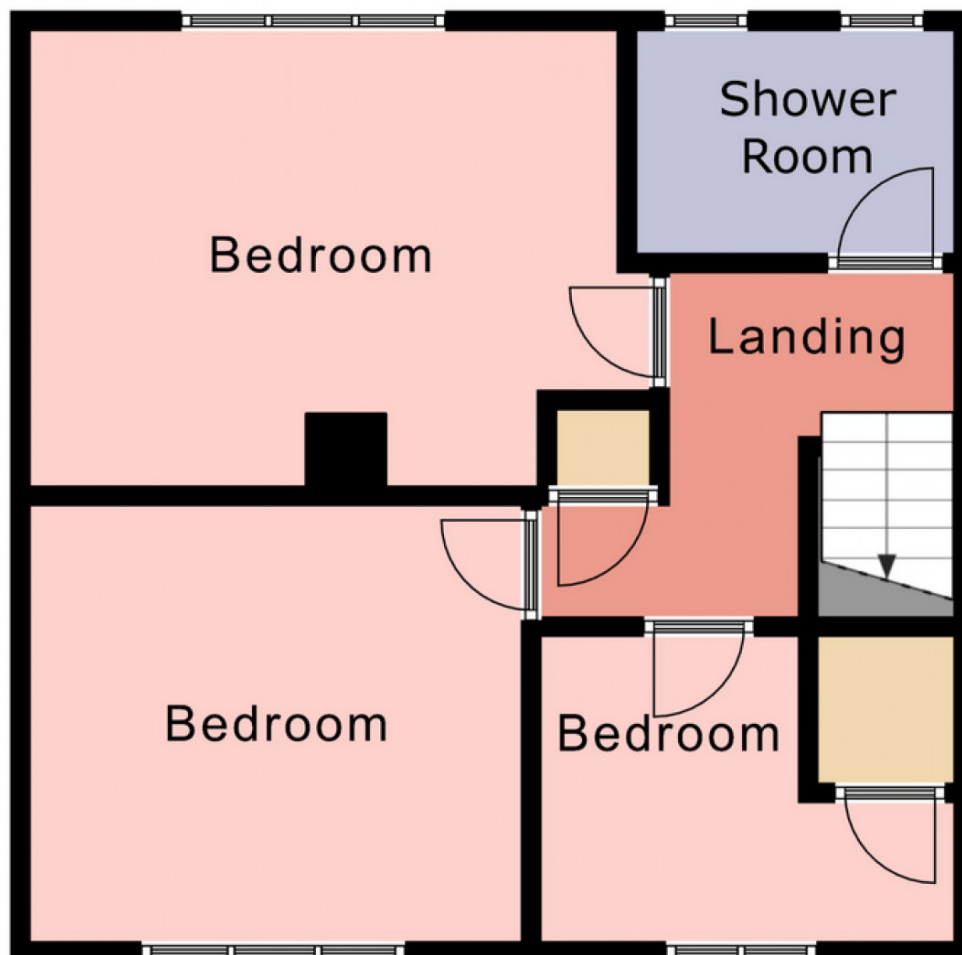
Gallery Photos



ST. ANDREWS VIEW, DERBY, DE21



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Property EPC - Certificate



DERBY, DE21

Energy rating

D

Valid until 18.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

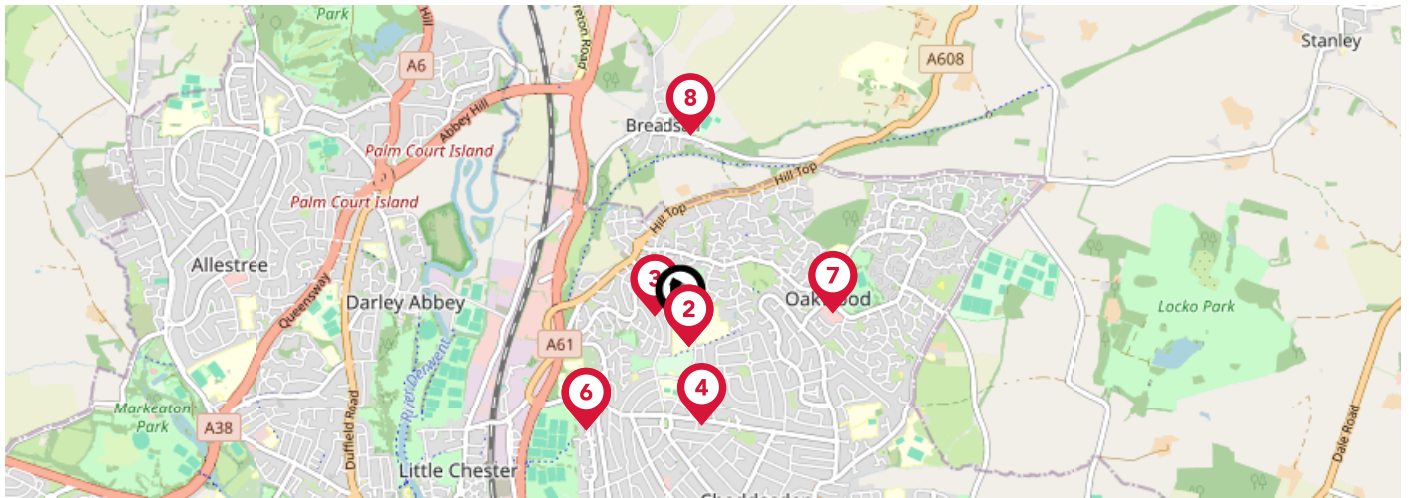
Property

EPC - Additional Data

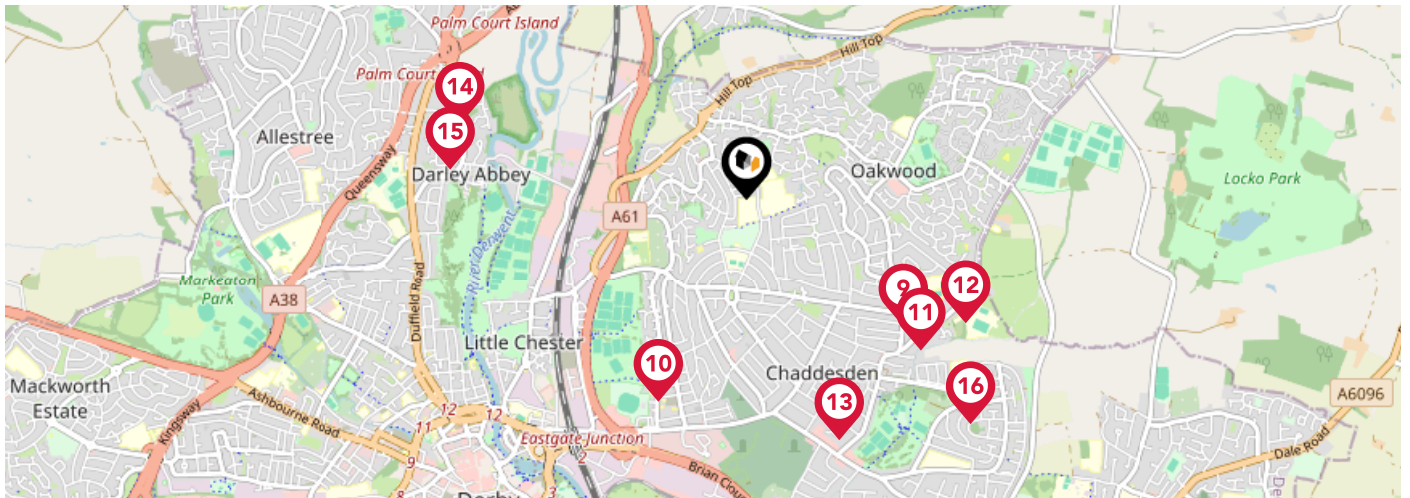


Additional EPC Data

Property Type:	Mid-terrace house
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
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:	Average
Lighting:	Low energy lighting in 50% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	79 m ²

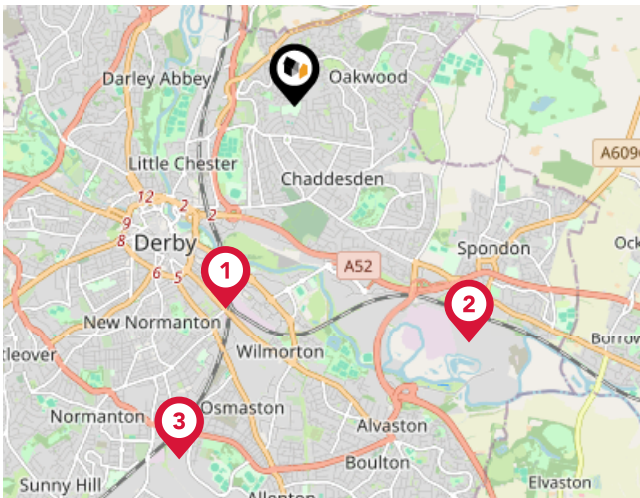


		Nursery	Primary	Secondary	College	Private
1	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.09	<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:0.13	<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:0.45	<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:0.63	<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:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



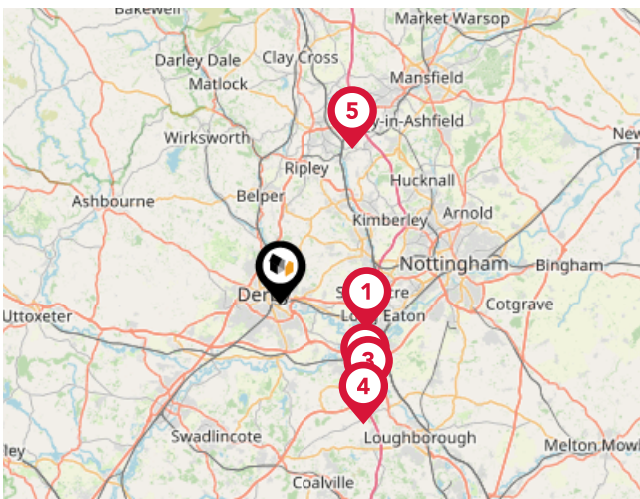
	Nursery	Primary	Secondary	College	Private
Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:0.99	<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:1.03	<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:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.15	<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:1.33	<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:1.33	<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:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



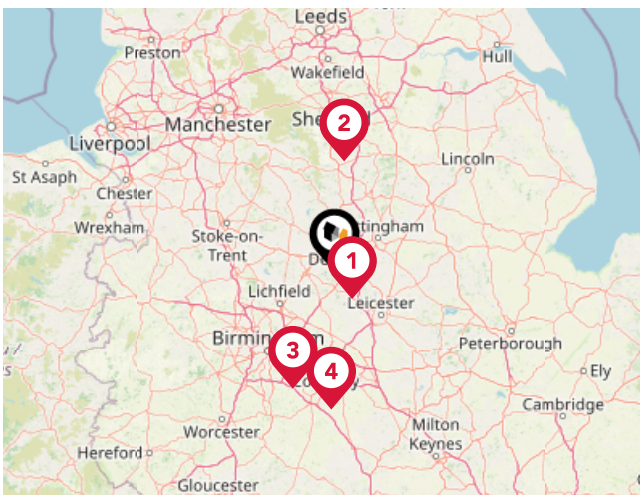
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.91 miles
2	Spondon Rail Station	2.62 miles
3	Peartree Rail Station	3.32 miles



Trunk Roads/Motorways

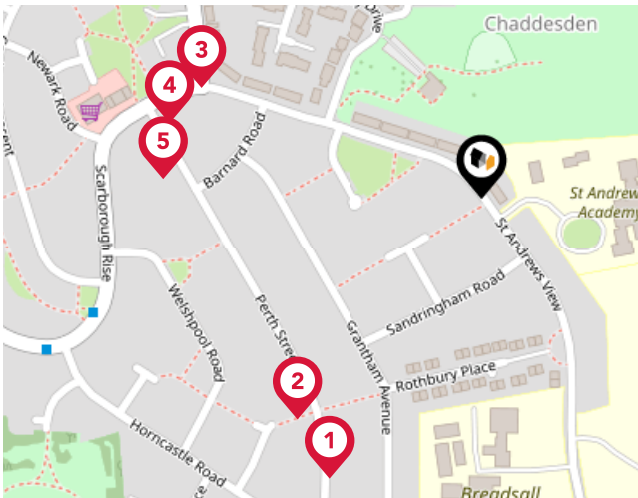
Pin	Name	Distance
1	M1 J25	6.48 miles
2	M1 J24A	8.51 miles
3	M1 J24	9.36 miles
4	M1 J23A	10.47 miles
5	M1 J28	12.15 miles



Airports/Helipads

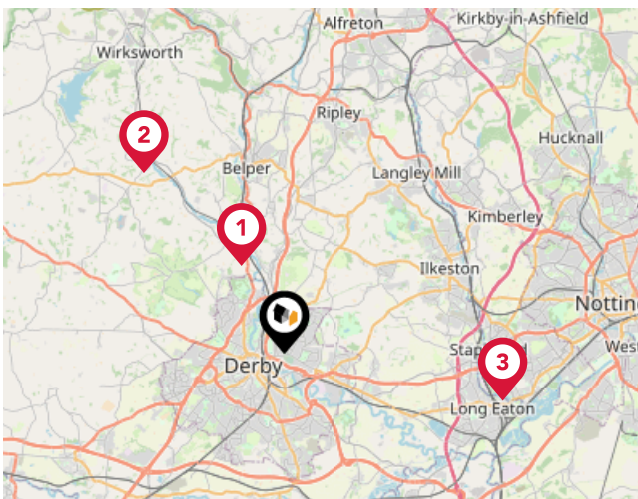
Pin	Name	Distance
1	East Midlands Airport	9.42 miles
2	Sheffield City Airport	31.45 miles
3	Birmingham International Airport	35.88 miles
4	Coventry Airport	39.78 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bexhill Walk	0.18 miles
2	Bexhill Walk	0.16 miles
3	The Rocket	0.17 miles
4	The Rocket	0.18 miles
5	The Rocket	0.18 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.52 miles
2	Idridgehay (Ecclesbourne Valley Railway)	8.19 miles
3	Toton Lane Tram Stop	7.94 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.

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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.



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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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513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
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hannells.co.uk

