

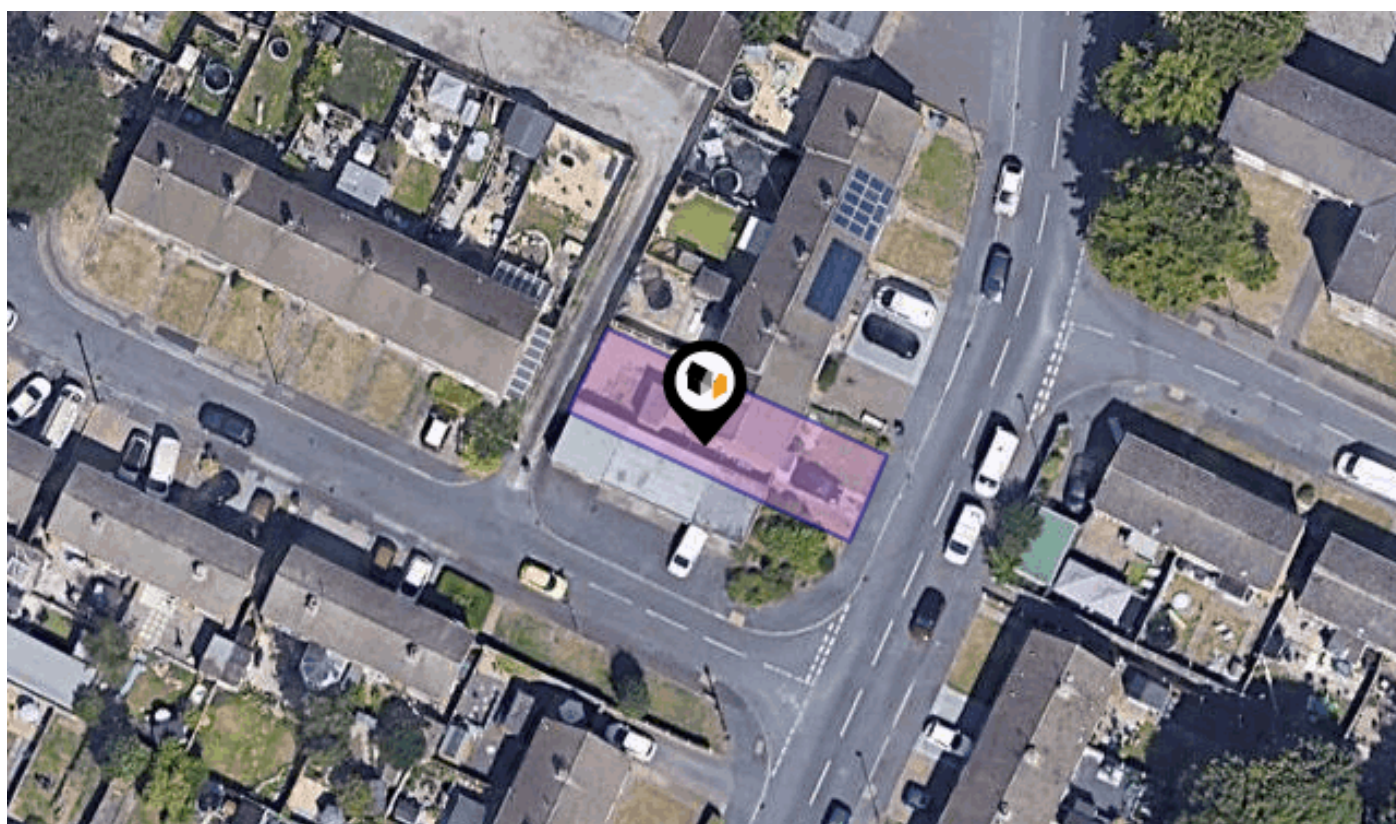


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st May 2024



WATERFORD DRIVE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Three Bedroomed End Town House
- > Ideal First Time Buy/Family Home
- > Two Reception Rooms
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A well-proportioned three bedroomed end town house, ideal for the first time buyer or or growing family and benefits from two reception rooms, off road parking and an enclosed rear garden.

The property has the benefit of UPVC double glazing and gas central heating and briefly comprises: entrance porch, reception hallway, lounge, kitchen and dining room. To the first floor are three bedrooms (two double) and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations together with a driveway providing off road parking.

Waterford Drive 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 links.

Room Measurement & Details

Entrance Porch:

Entrance Hall:

Lounge: (13'0" x 12'1") 3.96 x 3.68

Dining Room: (9'1" x 9'0") 2.77 x 2.74

Kitchen: (9'1" x 9'0") 2.77 x 2.74

First Floor Landing:

Bedroom One: (11'0" x 10'1") 3.35 x 3.07

Bedroom Two: (11'0" x 10'1") 3.35 x 3.07

Bedroom Three: (8'0" x 7'11") 2.44 x 2.41

Bathroom: (8'0" x 5'1") 2.44 x 1.55



Property

Type:	Terraced	Last Sold £/ft²:	£98
Bedrooms:	3	Tenure:	Freehold
Floor Area:	882 ft ² / 82 m ²		
Plot Area:	0.05 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY84624		
UPRN:	100030370778		

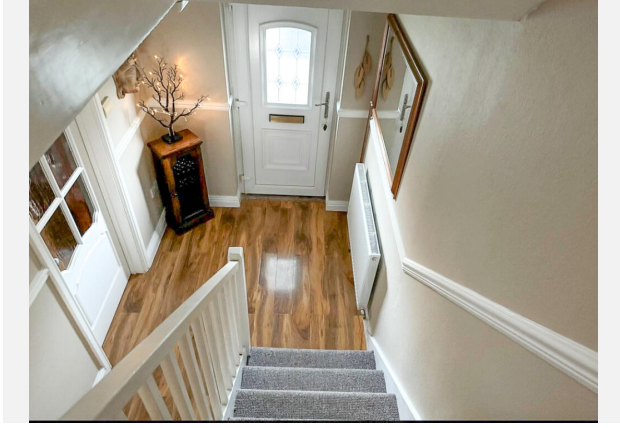
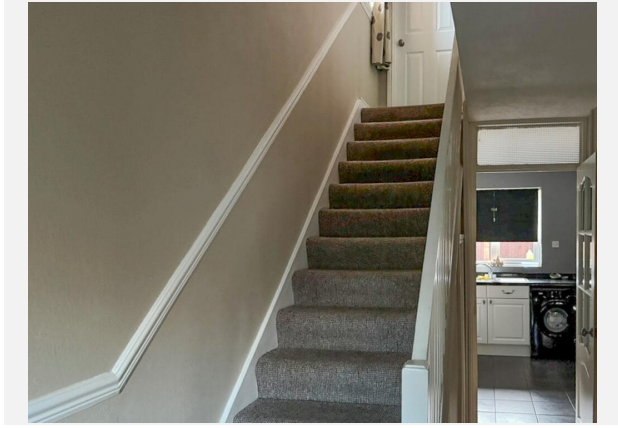
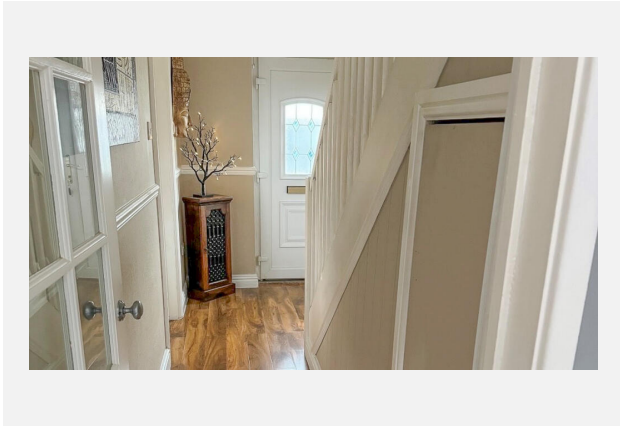
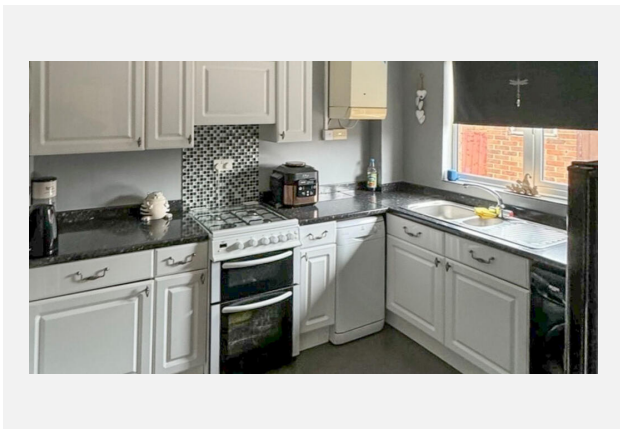
Local Area

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

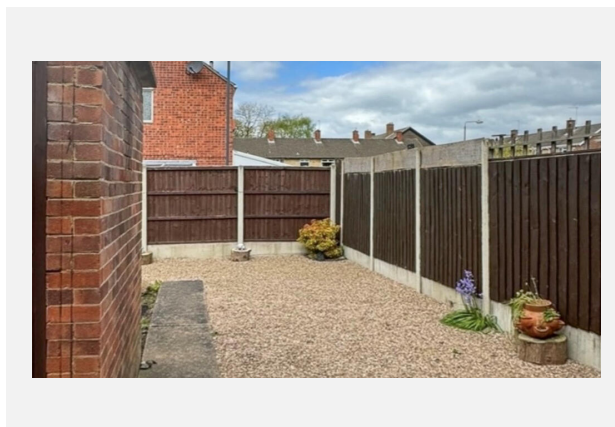
Satellite/Fibre TV Availability:



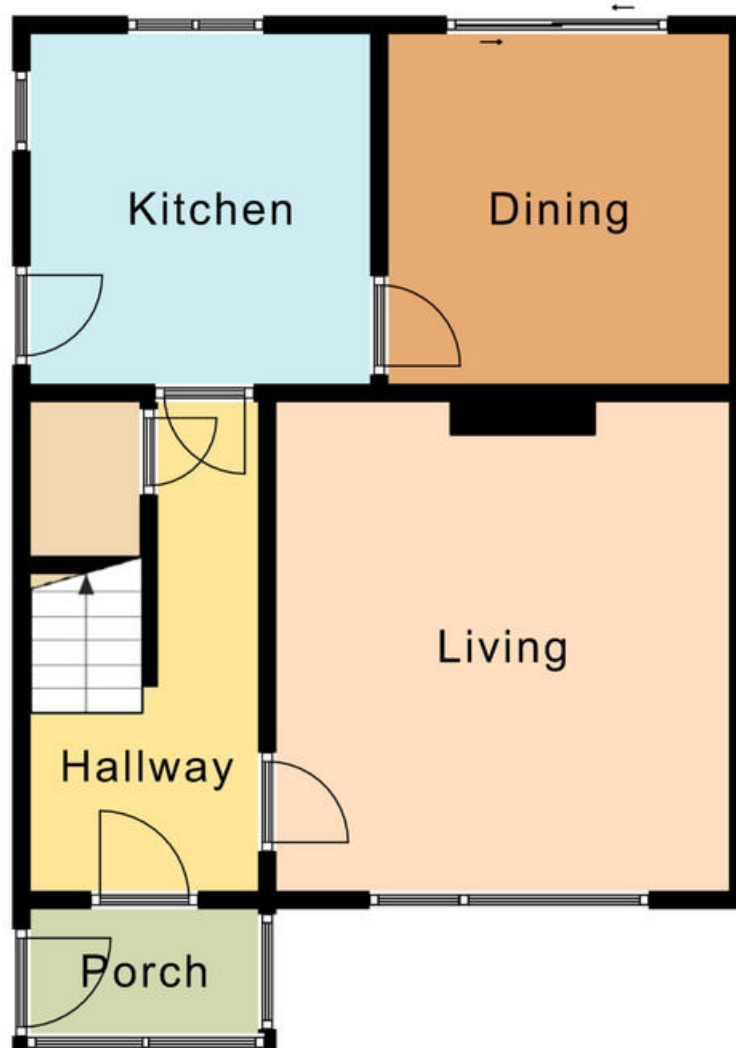
Gallery Photos



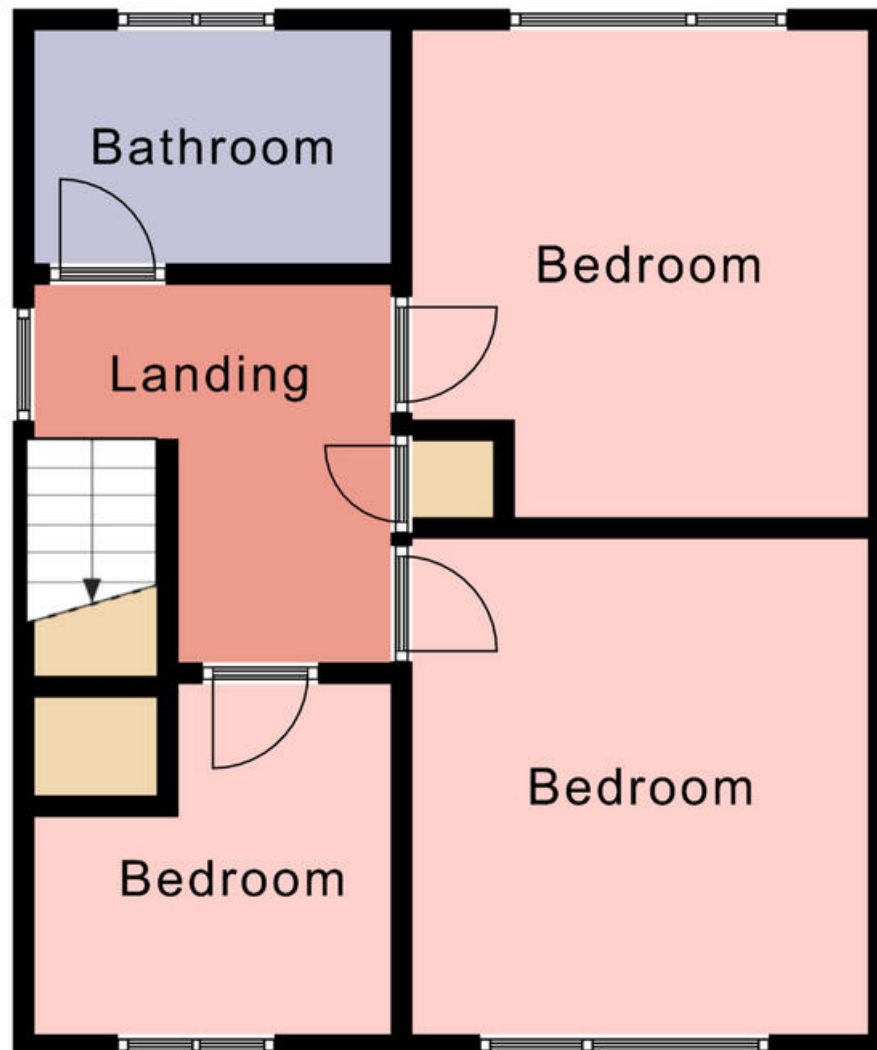
Gallery Photos



WATERFORD DRIVE, CHADDESSEN, DERBY, DE21



WATERFORD DRIVE, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Energy rating

D

Valid until 22.04.2034

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

Property

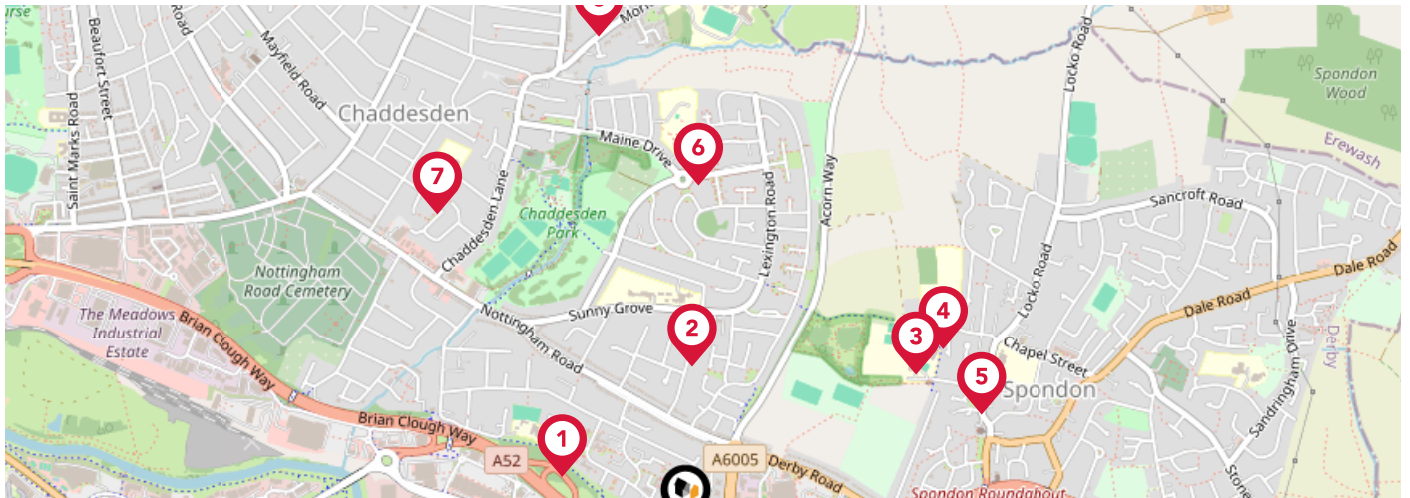
EPC - Additional Data



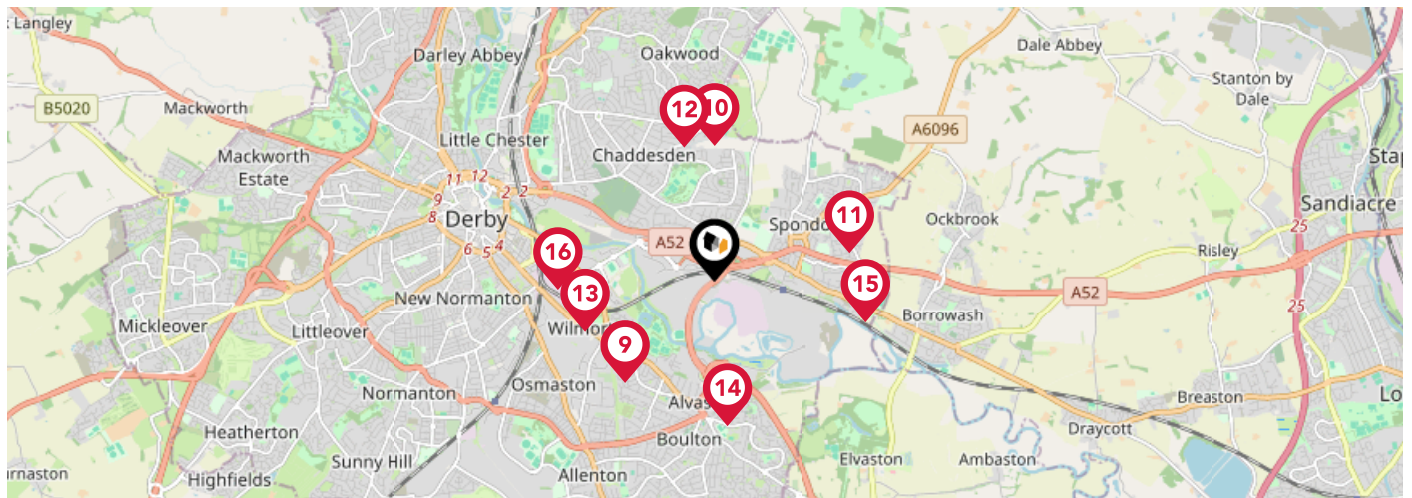
Additional EPC Data

Property Type:	End-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	82 m ²

Area Schools

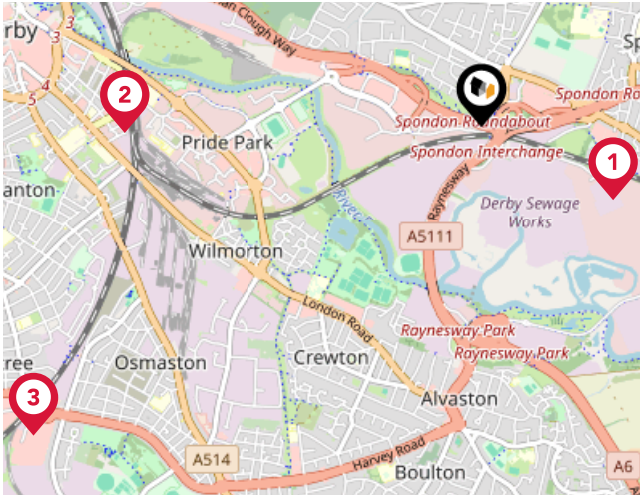


	Nursery	Primary	Secondary	College	Private
<p>1 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



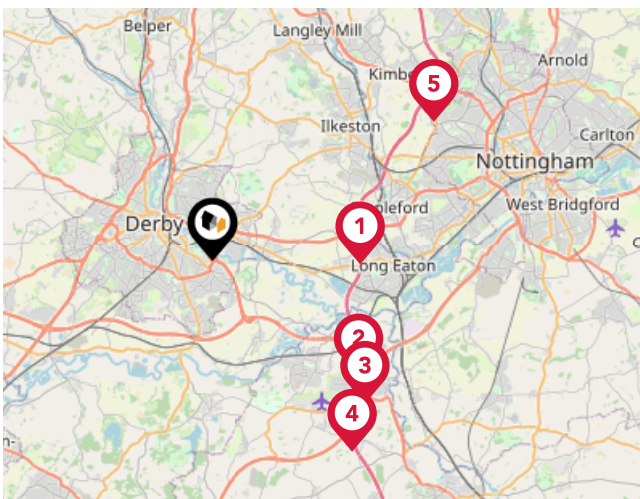
		Nursery	Primary	Secondary	College	Private
	Lakeside Primary Academy Ofsted Rating: Requires Improvement Pupils: 680 Distance: 1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance: 1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby Pride Academy Ofsted Rating: Outstanding Pupils: 31 Distance: 1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby College Ofsted Rating: Good Pupils: 0 Distance: 1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



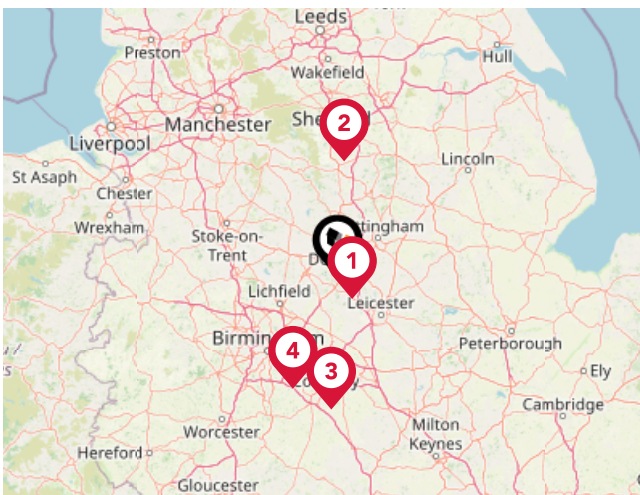
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.68 miles
2	Derby Rail Station	1.59 miles
3	Peartree Rail Station	2.43 miles



Trunk Roads/Motorways

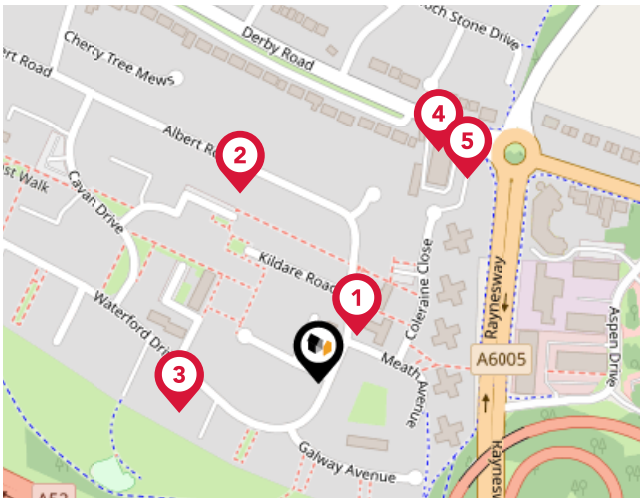
Pin	Name	Distance
1	M1 J25	5.24 miles
2	M1 J24A	6.62 miles
3	M1 J24	7.42 miles
4	M1 J23A	8.46 miles
5	M1 J26	9.33 miles



Airports/Helipads

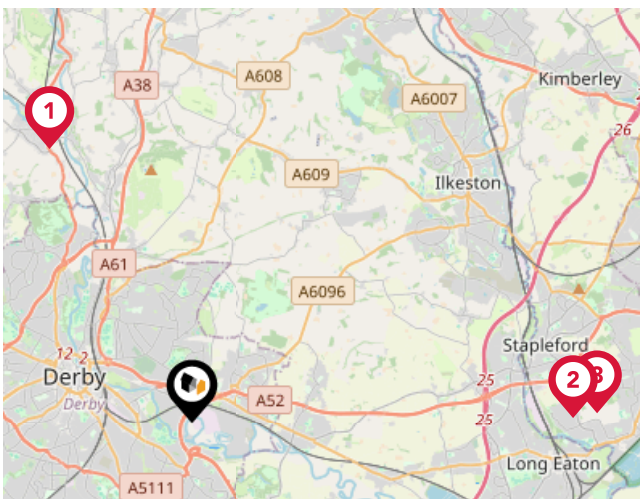
Pin	Name	Distance
1	East Midlands Airport	7.4 miles
2	Sheffield City Airport	33.15 miles
3	Coventry Airport	38.04 miles
4	Birmingham International Airport	34.56 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Meath Avenue	0.03 miles
2	Albert Road	0.11 miles
3	Waterford Drive	0.08 miles
4	Raynesway	0.15 miles
5	Raynesway	0.14 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.54 miles
2	Toton Lane Tram Stop	6.79 miles
3	Inham Road Tram Stop	7.25 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

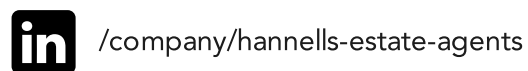
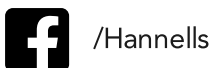


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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