

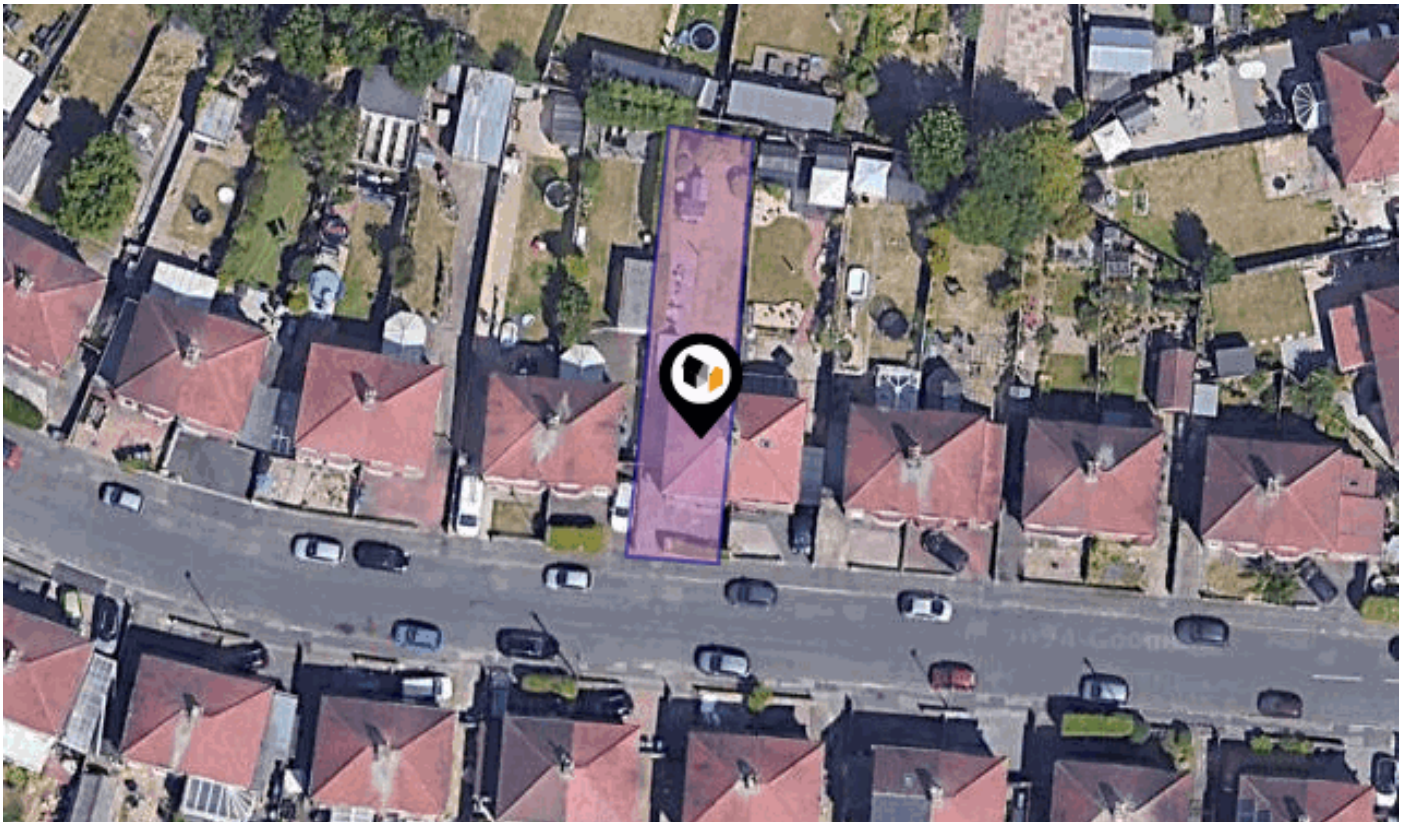


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd May 2024



WILSON ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Traditional Bay Fronted Semi-Detached Home
- > Two Reception Rooms, Three Bedrooms
- > Driveway And Enclosed Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A traditional bay fronted semi-detached home available with no upward chain and would benefit from a scheme of modernisation/improvement. The property benefits from two reception rooms, three bedrooms, off-road parking, enclosed rear garden and would be ideal for the first time buyer or growing family.

The property benefits from gas fired central heating, double glazing and briefly comprises:- reception hallway with understairs storage cupboard, two reception rooms and kitchen. To the first floor are three bedrooms, bathroom and separate WC. Outside, there are gardens to both front and rear elevations together with off-road parking.

Wilson Road is a well situated for Chaddesden and its range of amenities including shops, schools including Cavendish Close and Lees Brook schools, Chaddesden Park and road links including access for Derby City Centre, A52, M1 motorway and A50 respectively.

Room Measurement & Details

Reception Hallway:

Front Sitting/Dining Room: (12'0" x 10'0") 3.66 x 3.05

Lounge: (13'1" x 10'0") 3.99 x 3.05

Kitchen: (10'0" x 5'1") 3.05 x 1.55

First Floor Landing:

Bedroom One: (13'1" x 10'0") 3.99 x 3.05

Bedroom Two: (11'0" x 9'1") 3.35 x 2.77

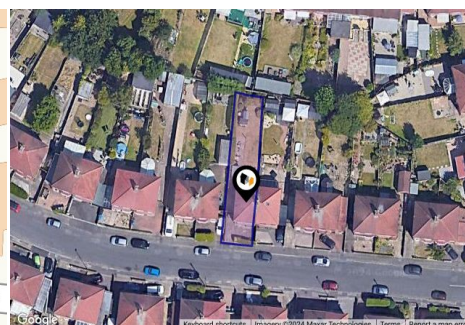
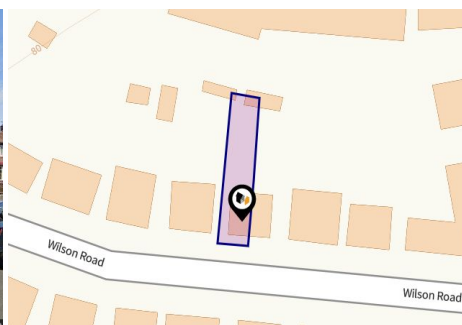
Bedroom Three: (7'1" x 6'1") 2.16 x 1.85

Bathroom: (6'0" x 5'1") 1.83 x 1.55

Separate WC:

Outside:

There are gardens to both front and rear elevations, the front incorporates a driveway providing off road parking. There are double timber gates to the side elevation which lead in-turn to an enclosed rear garden which incorporates a paved patio area with lawned area, mature hedgerow and garden shed.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	818 ft ² / 76 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY493566		
UPRN:	100030374564		

Local Area

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

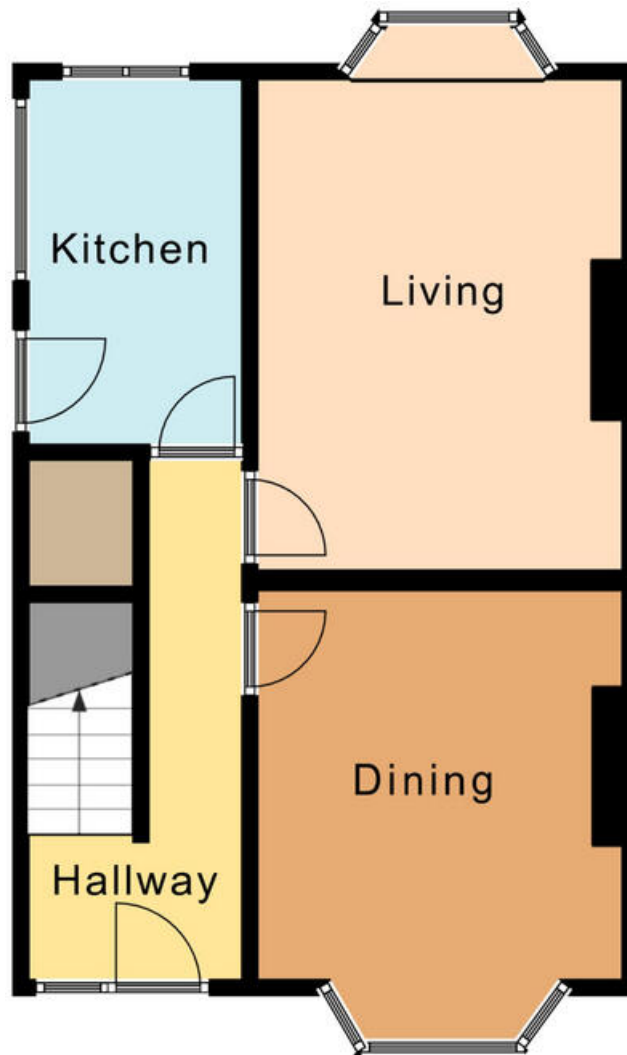
Satellite/Fibre TV Availability:



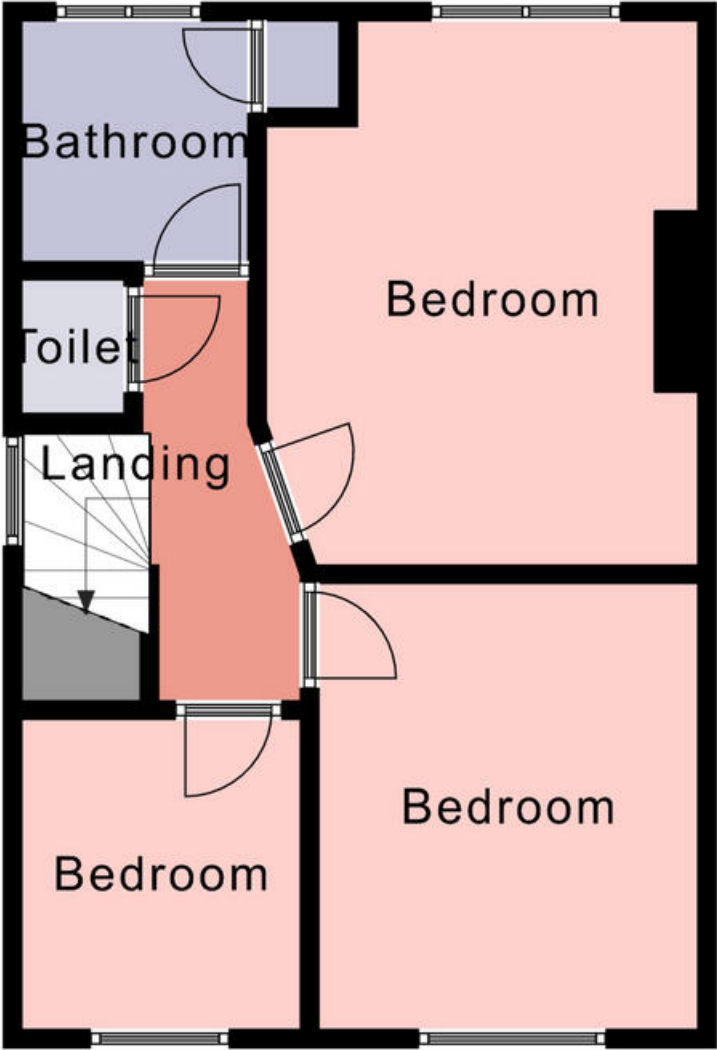




WILSON ROAD, CHADDESSEN, DERBY, DE21



WILSON ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

D

Valid until 14.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

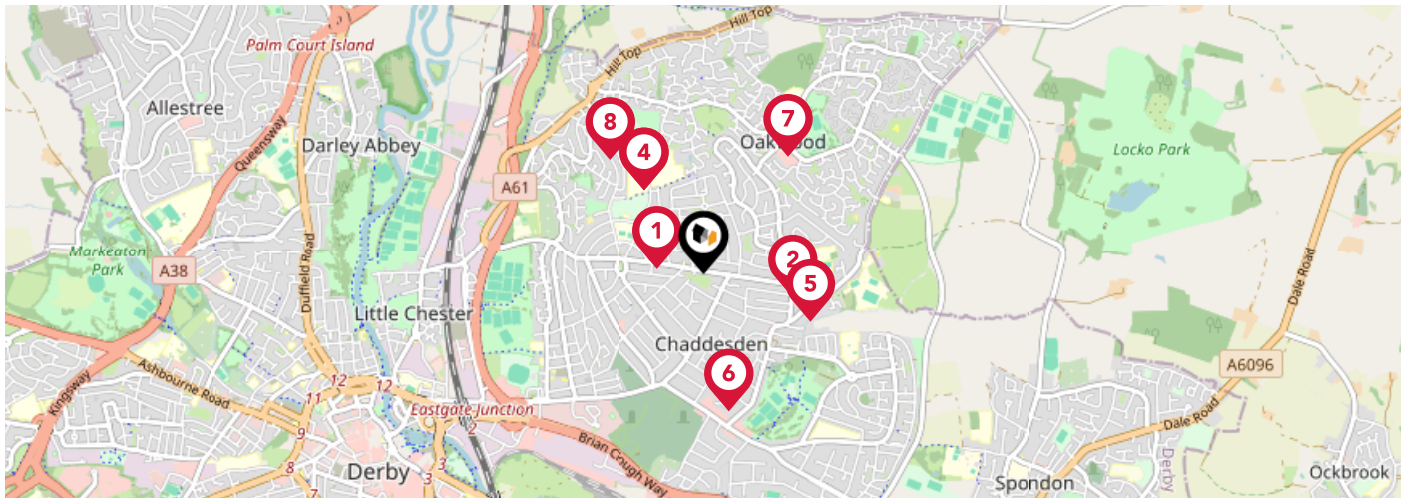
Property

EPC - Additional Data

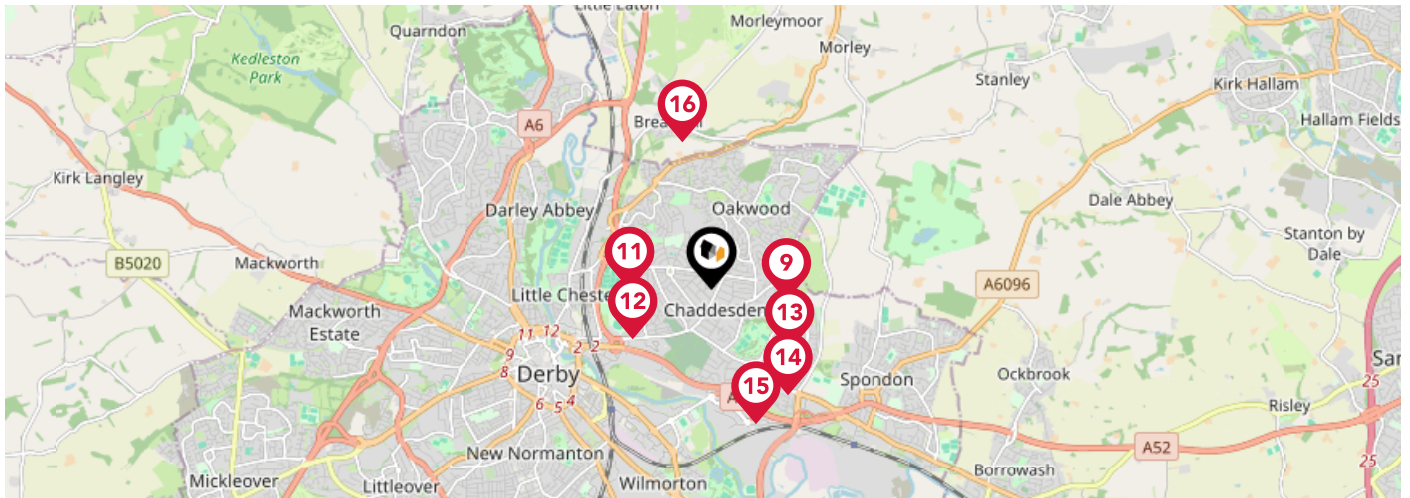


Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	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, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 25% of fixed outlets
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	76 m ²

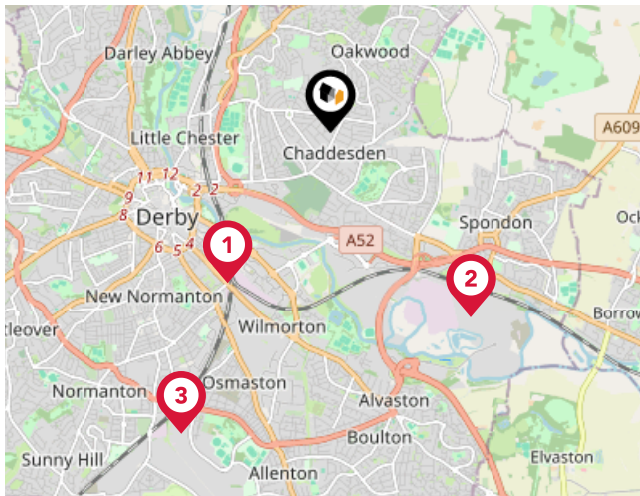


		Nursery	Primary	Secondary	College	Private
1	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.62	<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:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



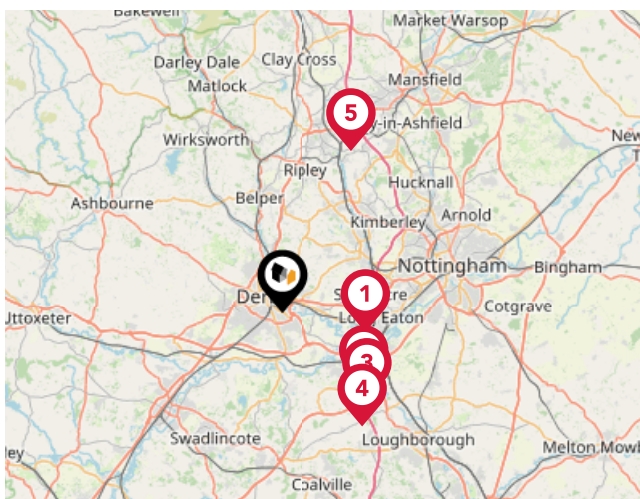
		Nursery	Primary	Secondary	College	Private
9	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



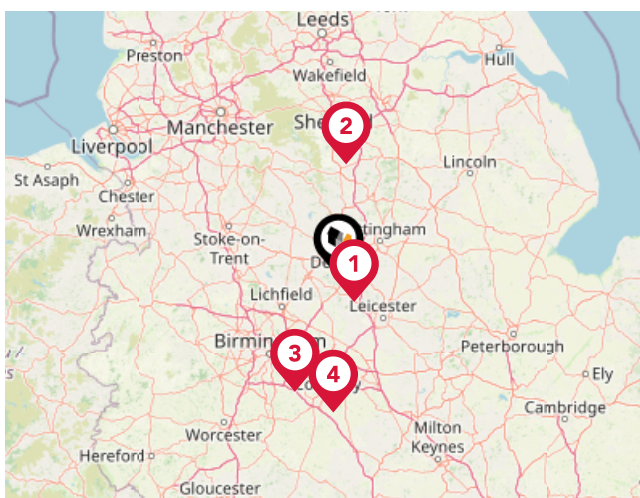
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.63 miles
2	Spondon Rail Station	2.07 miles
3	Peartree Rail Station	3.01 miles



Trunk Roads/Motorways

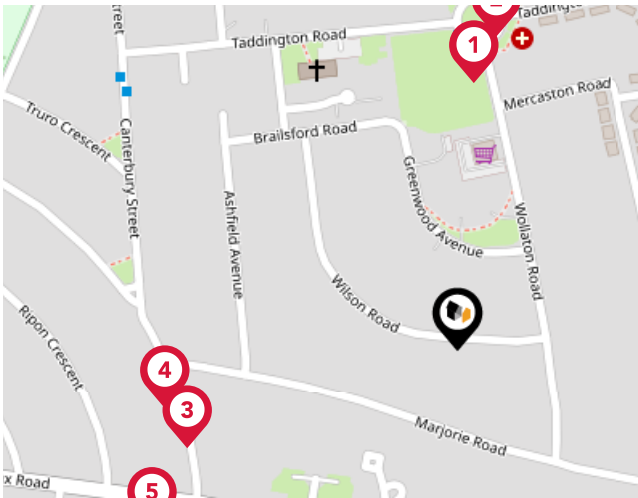
Pin	Name	Distance
1	M1 J25	6.08 miles
2	M1 J24A	7.98 miles
3	M1 J24	8.82 miles
4	M1 J23A	9.92 miles
5	M1 J28	12.45 miles



Airports/Helipads

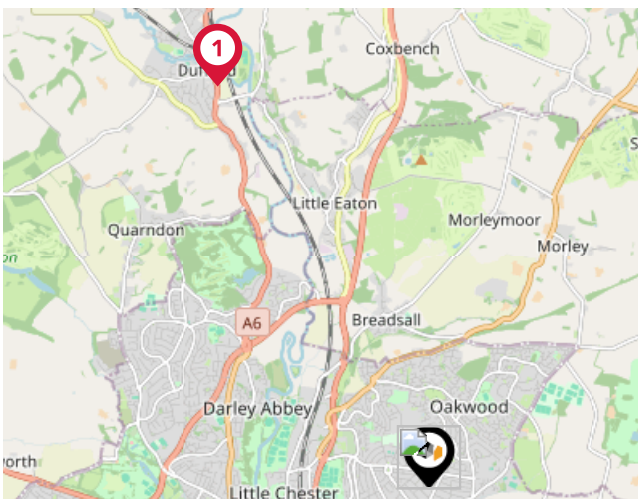
Pin	Name	Distance
1	East Midlands Airport	8.87 miles
2	Sheffield City Airport	31.88 miles
3	Birmingham International Airport	35.54 miles
4	Coventry Airport	39.33 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wollaton Road	0.15 miles
2	Wollaton Road	0.18 miles
3	Marjorie Road	0.16 miles
4	Marjorie Road	0.17 miles
5	Worcester Crescent	0.2 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.06 miles
2	Toton Lane Tram Stop	7.56 miles
3	Inham Road Tram Stop	8 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.



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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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