

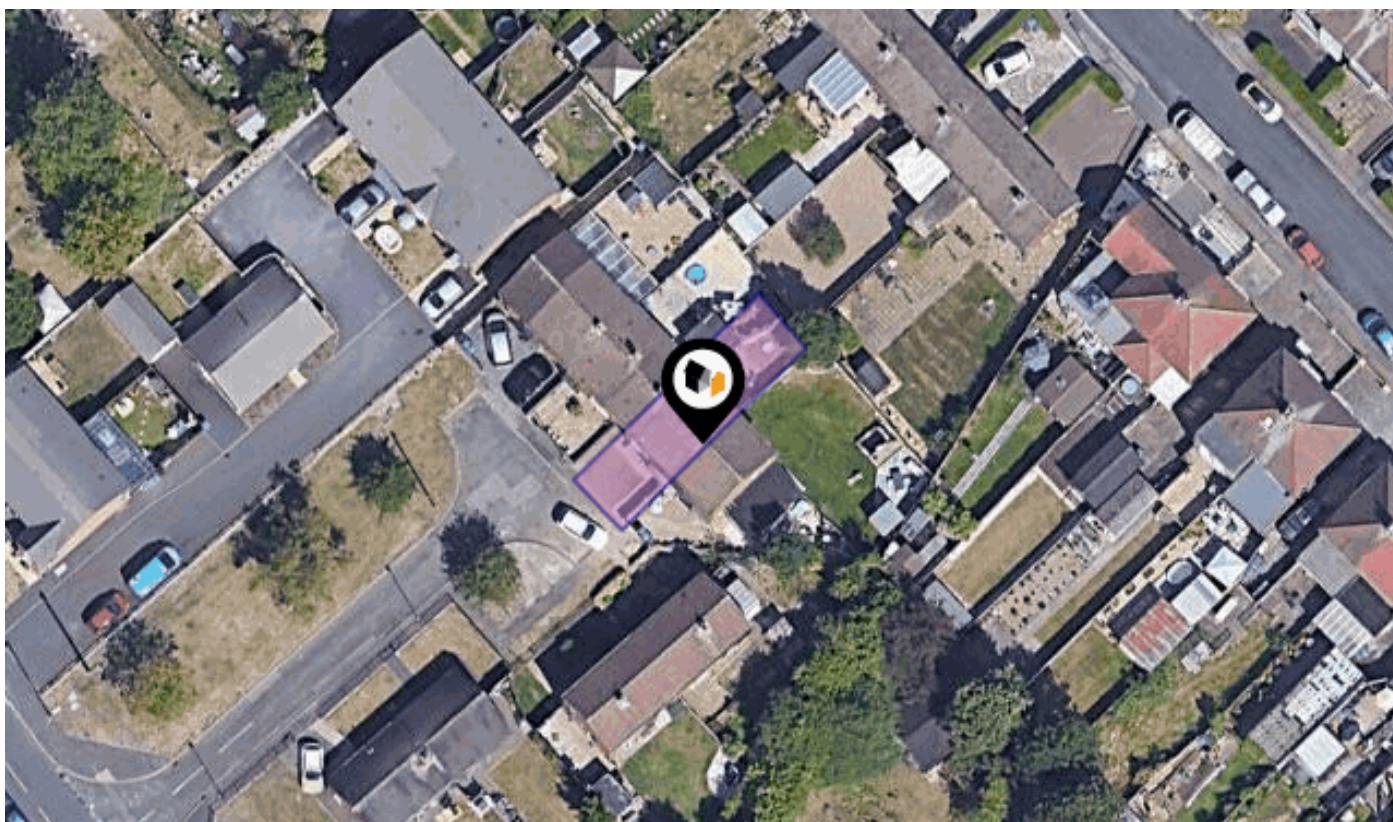


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th June 2024



HOLLINGTON CLOSE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Two Double Bedroomed Mid Town House
- > Ideal First Time Buy/Investment Property
- > Cul-De-Sac Location
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A two double bedroomed mid terrace property, ideal for the first time buyer or investment purchase and situated at the head of a small cul-de-sac. The property benefits from gas central heating, UPVC double glazing and gardens both front and rear elevations.

The accommodation briefly comprises:- entrance hallway, lounge and fitted kitchen. To the first floor are two double bedrooms and shower room. Outside, there are gardens to both front and rear elevations.

Hollington Close is a small cul-de-sac close to Chaddesden and its range of shops, schools and transport links together with easy access for Derby City Centre and road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hallway:

Lounge: (14'6" x 12'5") 4.42 x 3.78

Kitchen: (15'5" x 7'7") 4.70 x 2.31

First Floor Landing:

Bedroom One: (15'5" x 10'9") 4.70 x 3.28

Bedroom Two: (11'7" x 9'3") 3.53 x 2.82

Bathroom:

Outside:

There are gardens to both front and rear elevations, the front is laid mainly to lawn. A shared entry to the side elevation leads in-turn to an enclosed rear garden having a paved patio area, lawned area, cold water tap and brick built outhouse.



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	699 ft ² / 65 m ²		
Plot Area:	0.03 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY205714		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	35 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

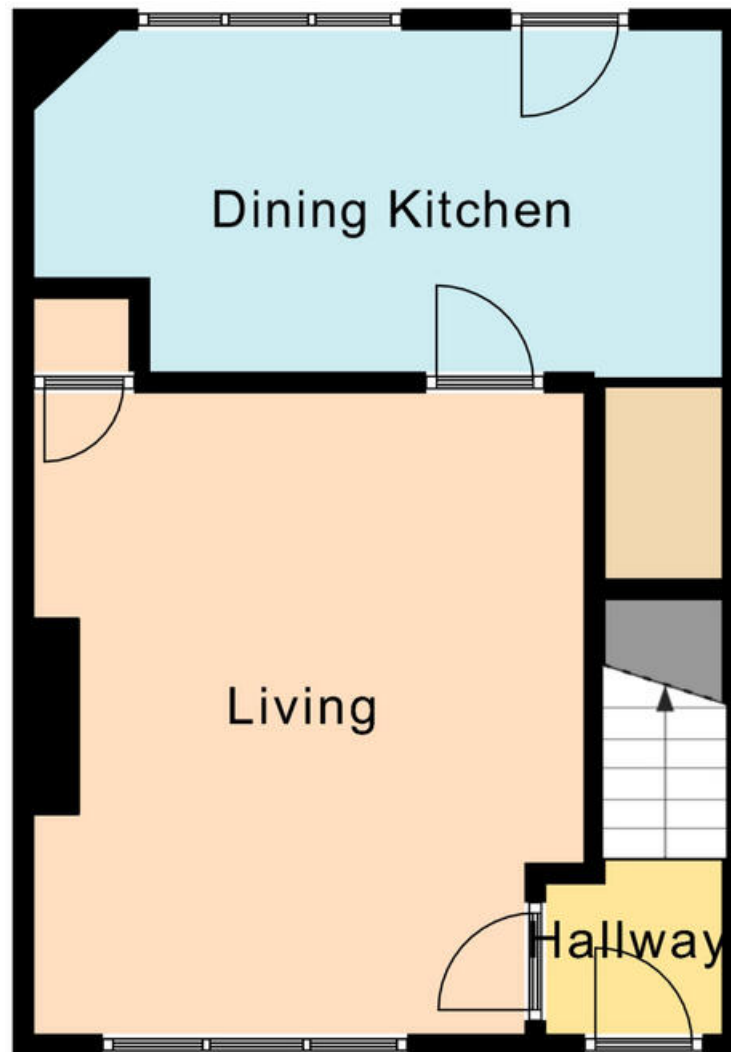




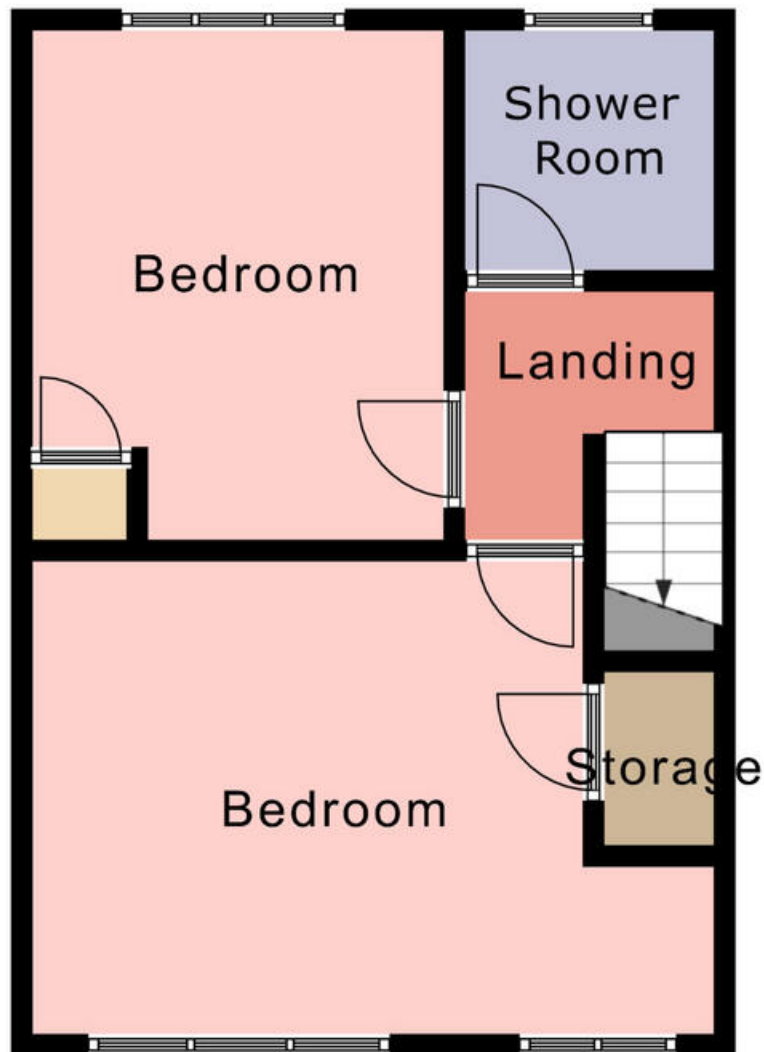
Gallery Photos



HOLLINGTON CLOSE, CHADDESSEN, DERBY, DE21



HOLLINGTON CLOSE, CHADDESDEN, DERBY, DE21



Property EPC - Certificate



Chaddesden, DE21

Energy rating

C

Valid until 17.02.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

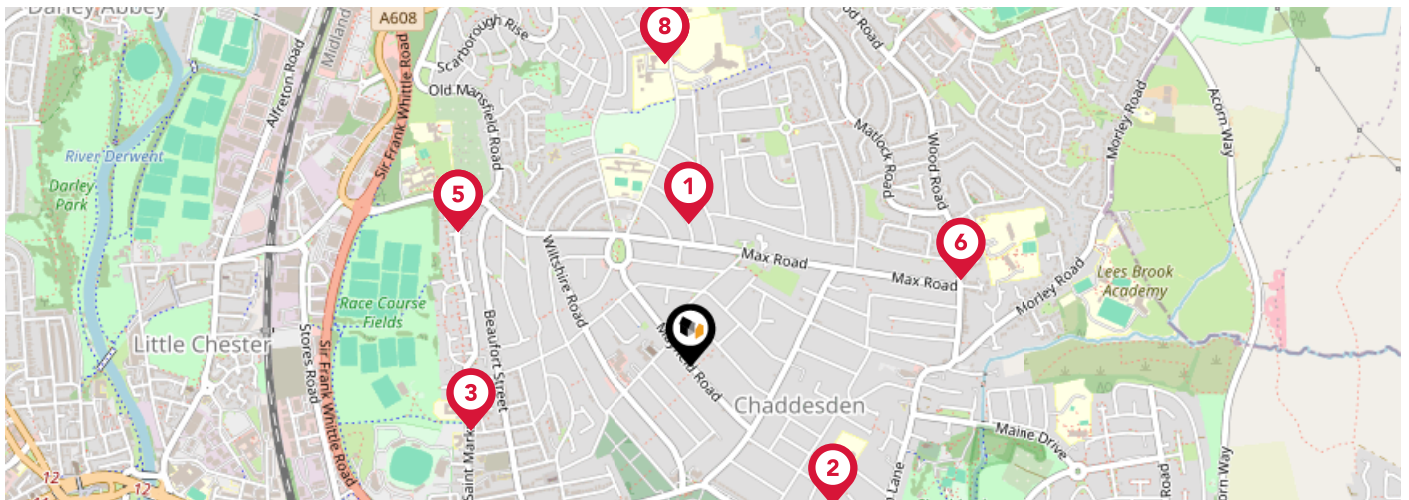
Property

EPC - Additional Data

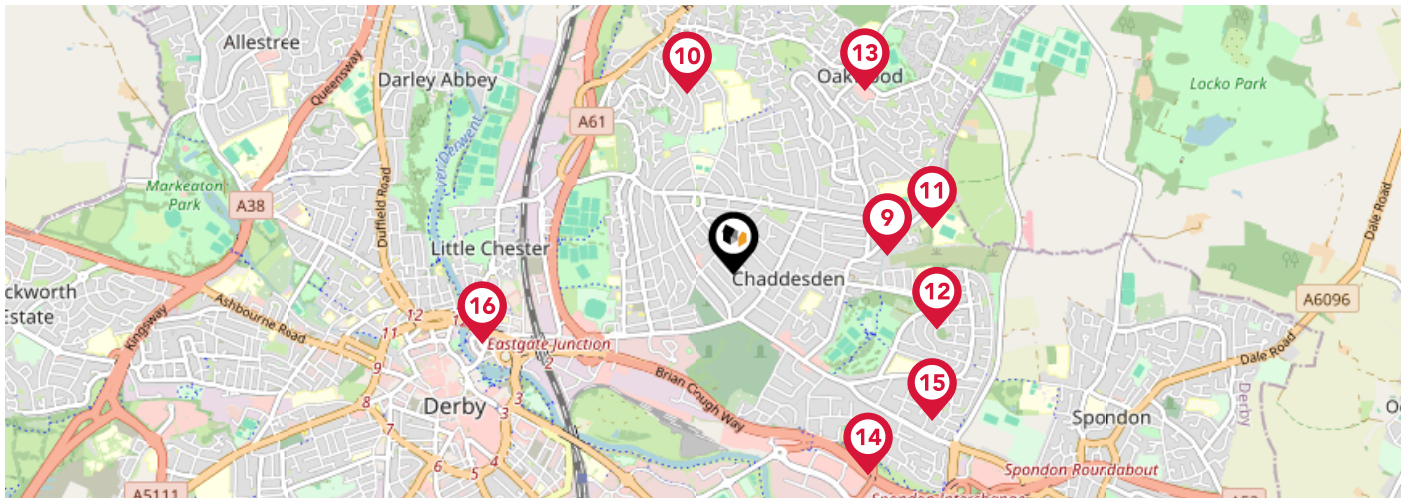


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 55% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	65 m ²

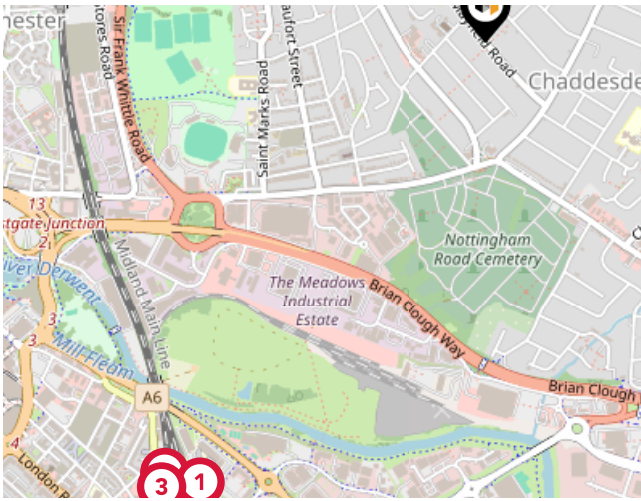


		Nursery	Primary	Secondary	College	Private
1	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:0.6	<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:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



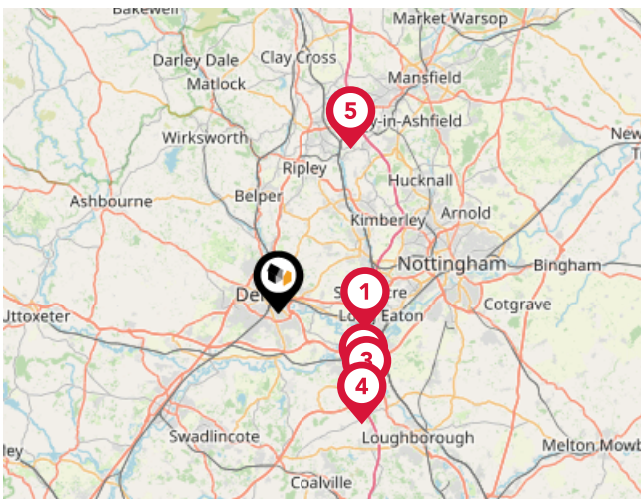
		Nursery	Primary	Secondary	College	Private
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:1.01	<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:1.08	<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:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landau Forte College Ofsted Rating: Outstanding Pupils: 1110 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



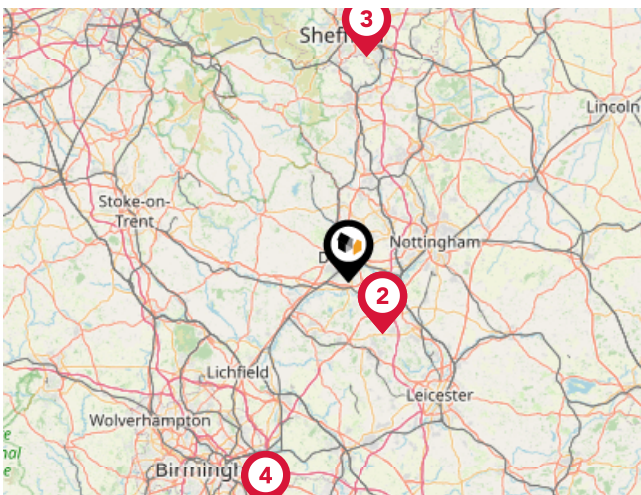
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.24 miles
2	Derby Rail Station	1.27 miles
3	Derby Rail Station	1.3 miles



Trunk Roads/Motorways

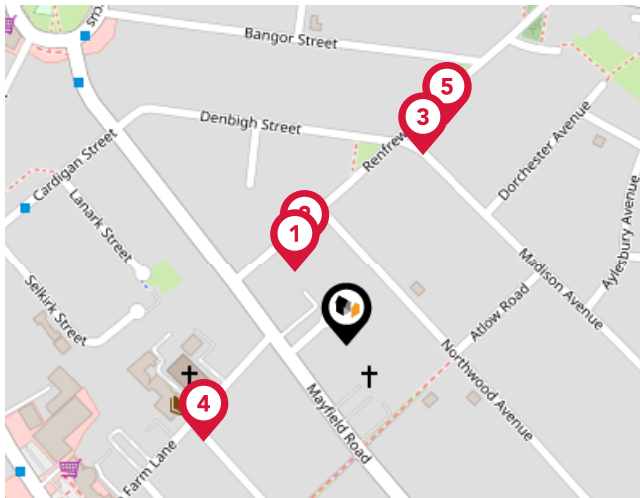
Pin	Name	Distance
1	M1 J25	6.21 miles
2	M1 J24A	7.93 miles
3	M1 J24	8.75 miles
4	M1 J23A	9.8 miles
5	M1 J28	12.81 miles



Airports/Helipads

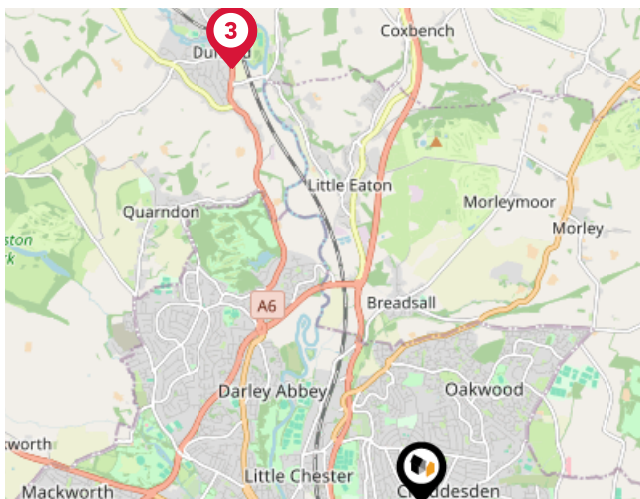
Pin	Name	Distance
1	East Midlands Airport	8.73 miles
2	East Midlands Airport	8.77 miles
3	Sheffield City Airport	32.2 miles
4	Birmingham International Airport Terminal 1	35.2 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Renfrew Street No 14	0.05 miles
2	Renfrew Street No 14	0.06 miles
3	Bangor Street	0.11 miles
4	Roe Farm Lane	0.1 miles
5	Bangor Street	0.14 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.24 miles
2	Duffield (Ecclesbourne Valley Railway)	4.24 miles
3	Duffield (Ecclesbourne Valley Railway)	4.25 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.



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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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