

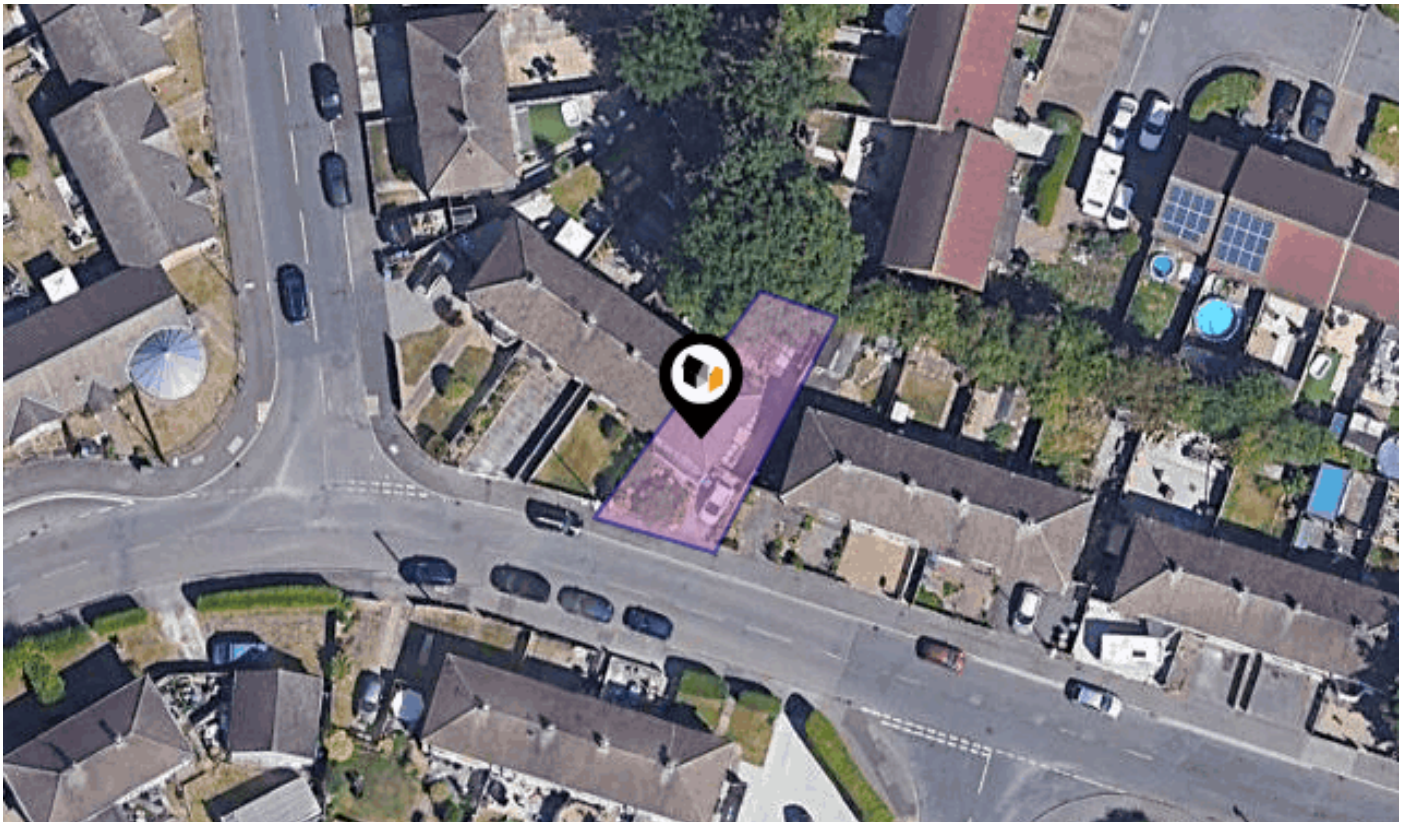


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28<sup>th</sup> June 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:

- > Two Double-Bedroomed End Terrace Property
- > No Upward Chain, Ideal First Time Buy
- > Off Road Parking And Gardens
- > Awaiting EPC Rating, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

### Property Description

A two double bedroomed end terrace property available with no upward chain, ideal for the first time buyer. The property would benefit from some general modernisation and benefits from gas central heating and part double glazing.

In brief the accommodation comprises:- entrance porch, reception hallway, bay-fronted lounge, dining kitchen and side lobby/utility. To the first floor are two double bedrooms, bathroom and separate WC.

St Andrews View is well situated for local amenities including shops, schools and transport links together with access for Derby City Centre and road links including the A38, A52, M1 motorway and A50.

### Room Measurement & Details

Entrance Porch:

Entrance Lobby:

Bay Fronted Lounge: (14'8" x 13'4") 4.47 x 4.06

Dining Kitchen: (13'2" x 9'4") 4.01 x 2.84

Side Lobby/Utility:

First Floor Landing:

Double Bedroom One: (14'9" x 9'7") 4.50 x 2.92

Double Bedroom Two: (11'7" x 9'5") 3.53 x 2.87

Bathroom:

Separate WC:

Outside:

There are gardens to both front and rear elevations, the front incorporates a driveway providing off-road parking. Gated access to the side elevation leads to the rear garden.

Please Note:

This property is Wimpey No fines construction.

# Property Overview



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Plot Area:</b>	0.05 acres		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,405		
<b>Title Number:</b>	DY24094		

## Local Area

<b>Local Authority:</b>	Derby
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



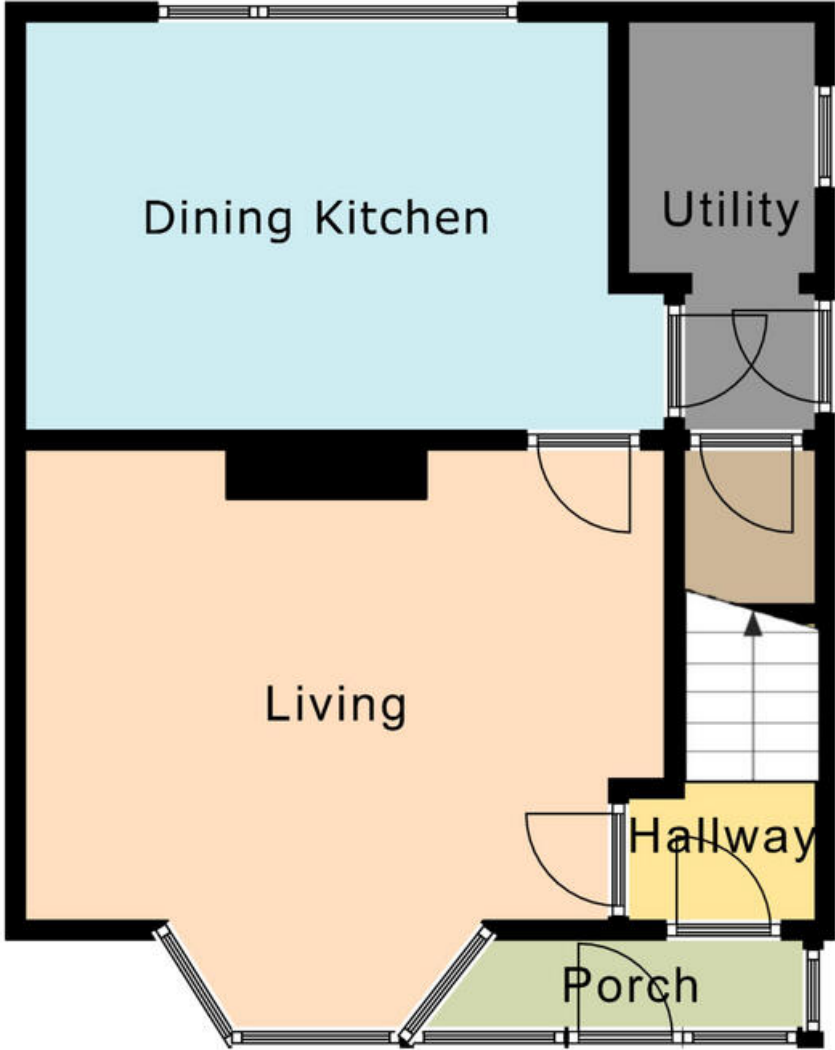
### Satellite/Fibre TV Availability:



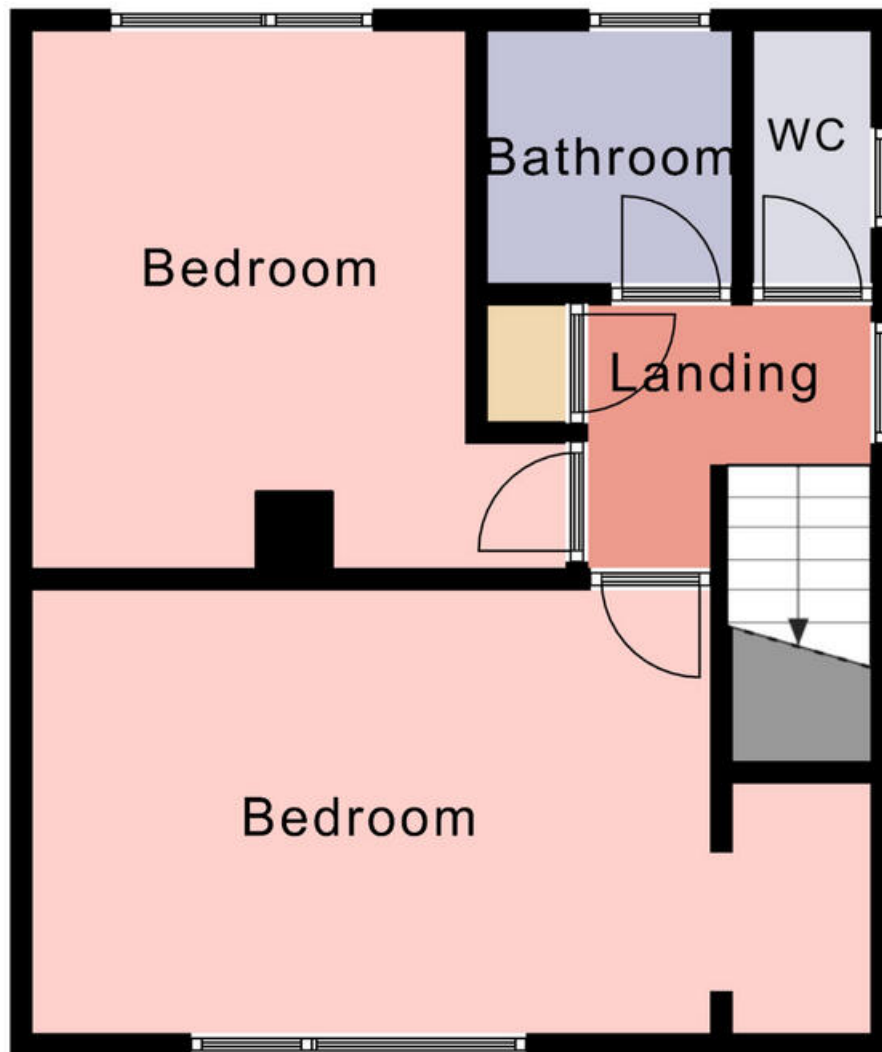


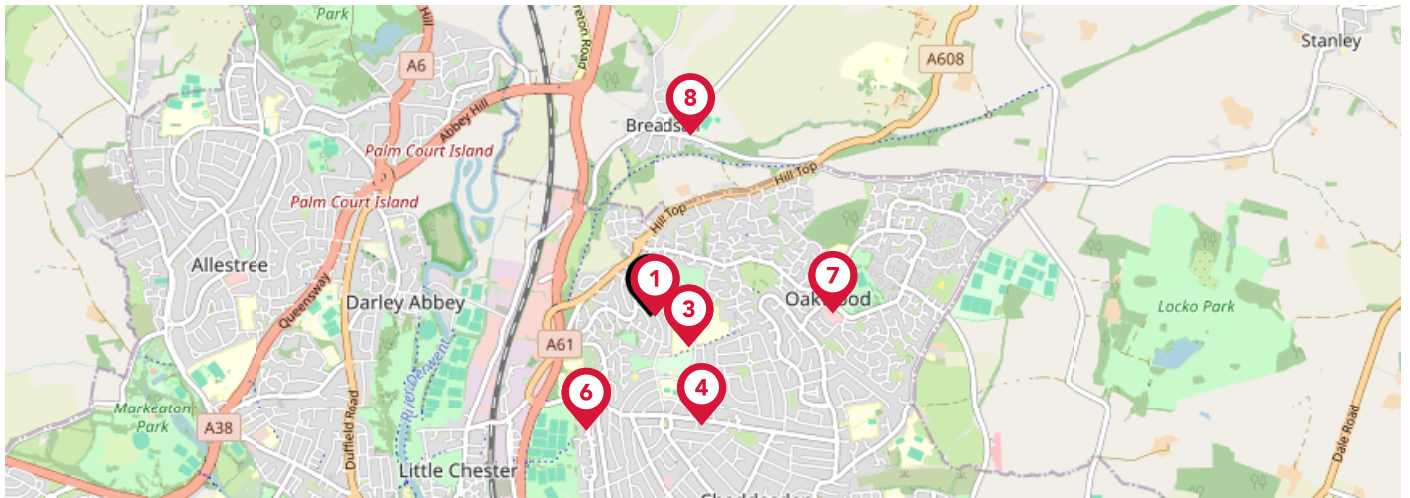


**ST. ANDREWS VIEW, DERBY, DE21**



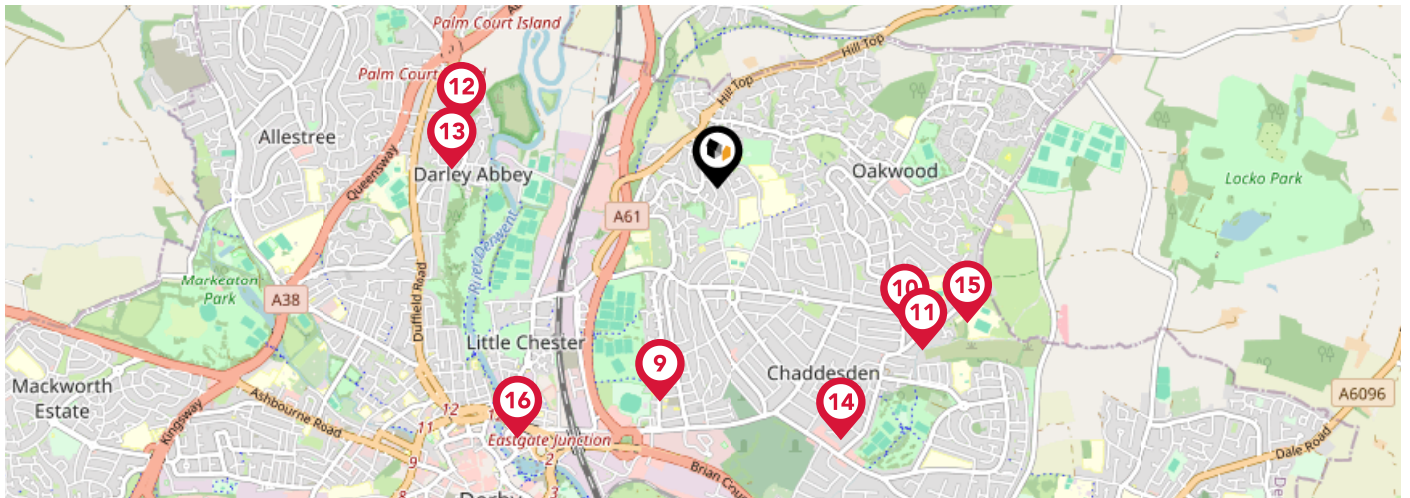
**ST. ANDREWS VIEW, DERBY, DE21**





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:0.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Beaufort Community Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Giles' School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

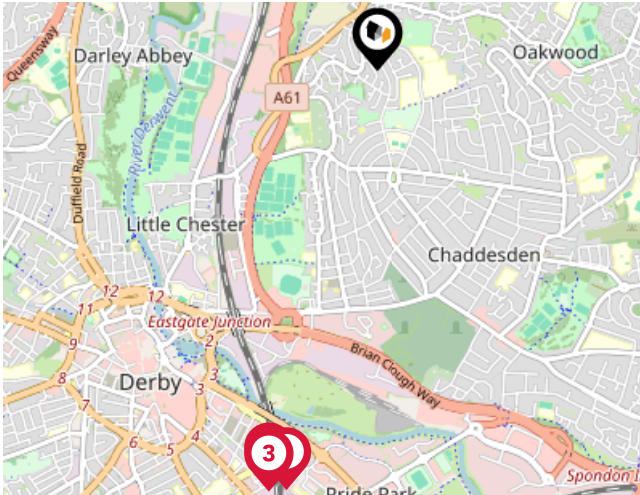




		Nursery	Primary	Secondary	College	Private
	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Old Vicarage School</b> Ofsted Rating: Not Rated   Pupils: 152   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walter Evans Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 444   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Landau Forte College</b> Ofsted Rating: Outstanding   Pupils: 1110   Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

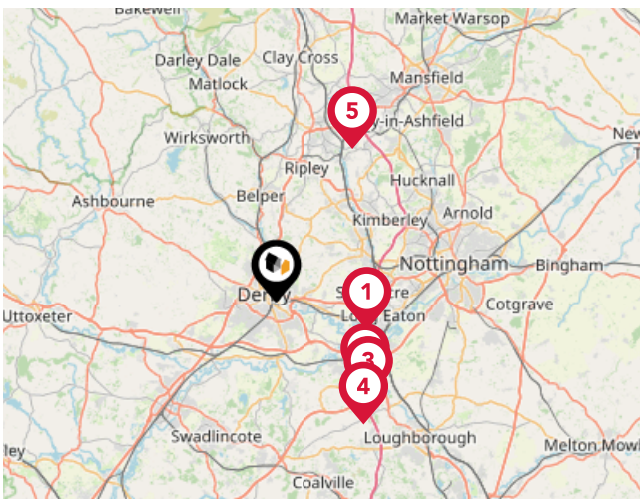


# Area Transport (National)



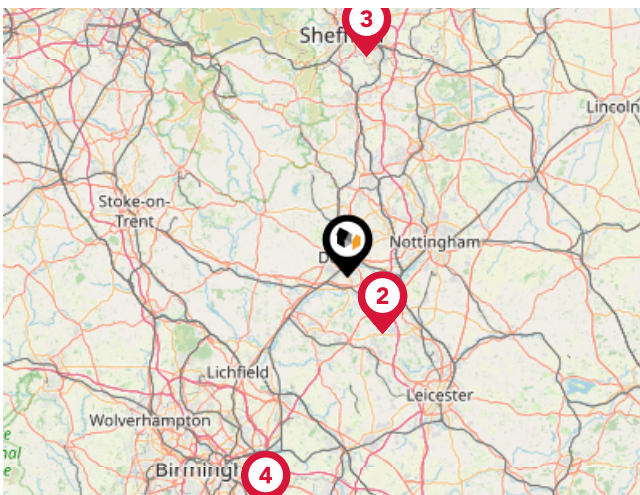
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.92 miles
2	Derby Rail Station	1.92 miles
3	Derby Rail Station	1.95 miles



## Trunk Roads/Motorways

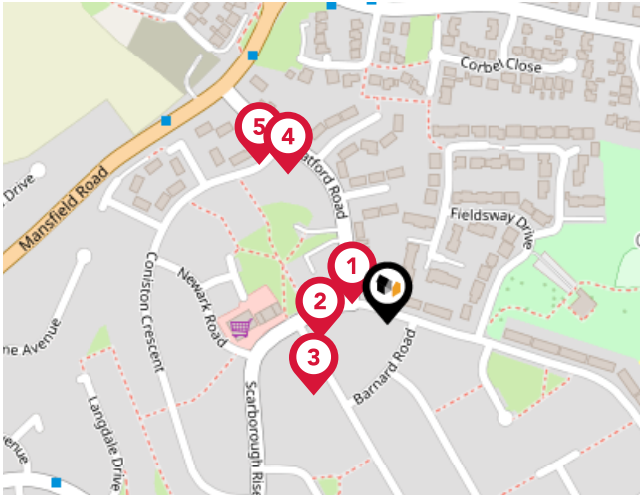
Pin	Name	Distance
1	M1 J25	6.63 miles
2	M1 J24A	8.65 miles
3	M1 J24	9.49 miles
4	M1 J23A	10.59 miles
5	M1 J28	12.17 miles



## Airports/Helipads

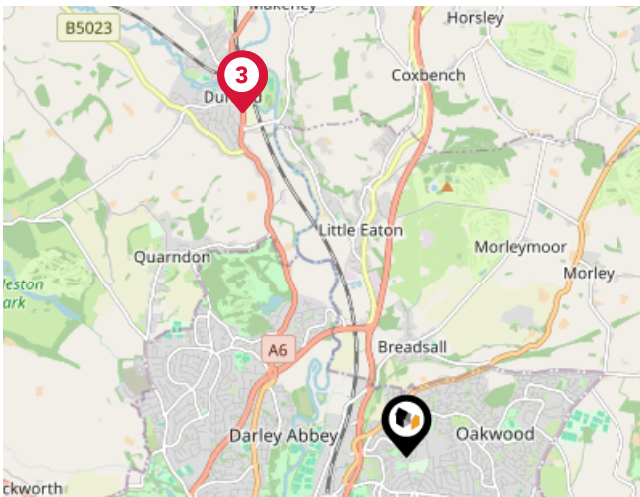
Pin	Name	Distance
1	East Midlands Airport	9.53 miles
2	East Midlands Airport	9.57 miles
3	Sheffield City Airport	31.41 miles
4	Birmingham International Airport Terminal 1	35.88 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	The Rocket	0.02 miles
2	The Rocket	0.04 miles
3	The Rocket	0.06 miles
4	Coniston Crescent	0.1 miles
5	Coniston Crescent	0.11 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.4 miles
2	Duffield (Ecclesbourne Valley Railway)	3.41 miles
3	Duffield (Ecclesbourne Valley Railway)	3.41 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



/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

