

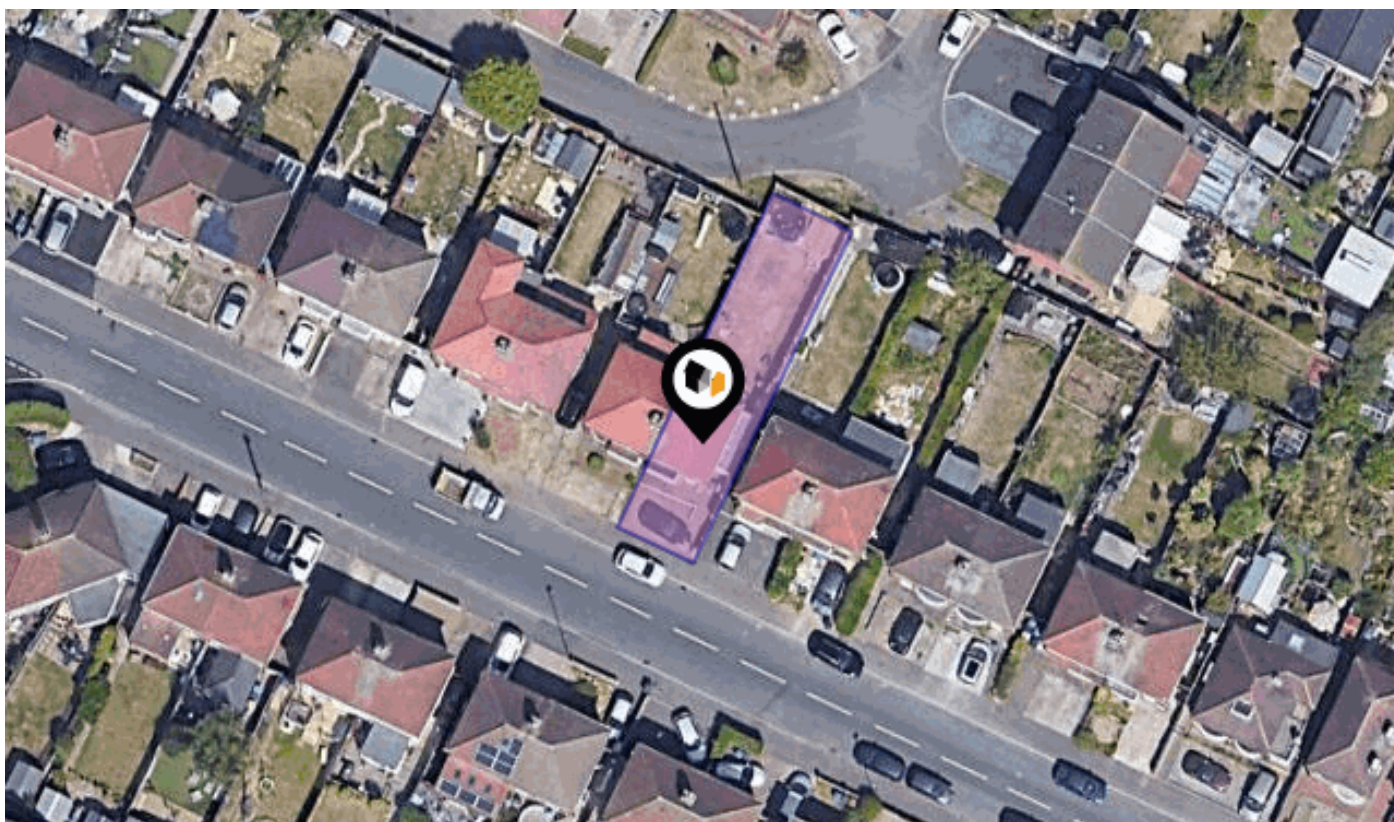


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28<sup>th</sup> June 2024



## ALBERT ROAD, CHADDESSEN, DERBY, DE21

### Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

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# Introduction

## Our Comments



### Useful Information:

- > Two Bedroom Semi-Detached Home
- > Ideal Starter Home, No Upward Chain
- > Enclosed Rear Garden & Driveway
- > EPC Rating D, Brick Construction
- > Council Tax Band A, Freehold

### Property Description

Offered with no upward chain stands this two double bed roomed semi-detached home which has the benefit of off-road parking and a good-sized rear garden. The property would make an ideal starter home for the first time buyer and viewing is recommended.

The accommodation briefly comprises: entrance hallway with understairs storage, lounge and dining kitchen. To the first floor are two bedrooms and bathroom with three piece suite. Outside, a block paved driveway provides off-road parking to the front elevation and there is an enclosed rear garden.

Albert Road 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

#### Reception Hallway:

Bay Fronted Lounge: (15'3" x 11'0") 4.65 x 3.35

Dining Kitchen: (16'10" x 7'11") 5.13 x 2.41

#### First Floor Landing:

Double Bedroom One: (13'7" x 10'3") 4.14 x 3.12

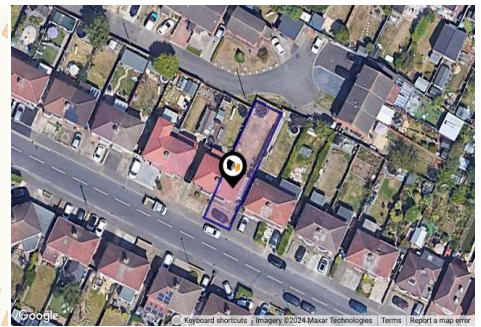
Double Bedroom Two: (10'9" x 10'5") 3.28 x 3.17

Bathroom: (7'7" x 6'1") 2.31 x 1.85

#### Outside:

A block paved driveway provides off-road parking to the front elevation and to the rear elevation is an enclosed, good sized garden being mainly laid to lawn with paved patio area along with a full width decked patio area to the head of the garden.

# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 2  
**Floor Area:** 764 ft<sup>2</sup> / 71 m<sup>2</sup>  
**Plot Area:** 0.05 acres  
**Year Built :** 1930-1949  
**Council Tax :** Band A  
**Annual Estimate:** £1,405  
**Title Number:** DY204995

**Tenure:** Freehold

## Local Area

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

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

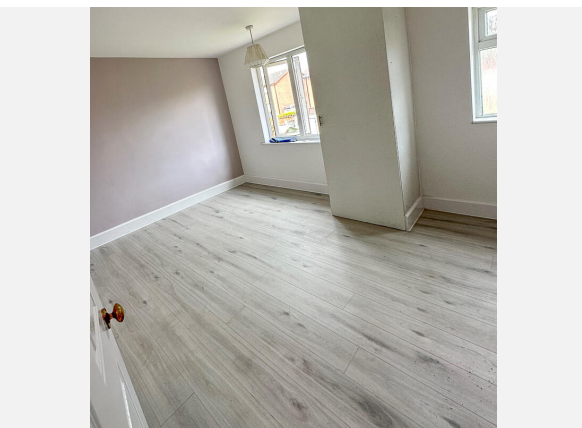
**11** mb/s  
**74** mb/s  
**1000** mb/s

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

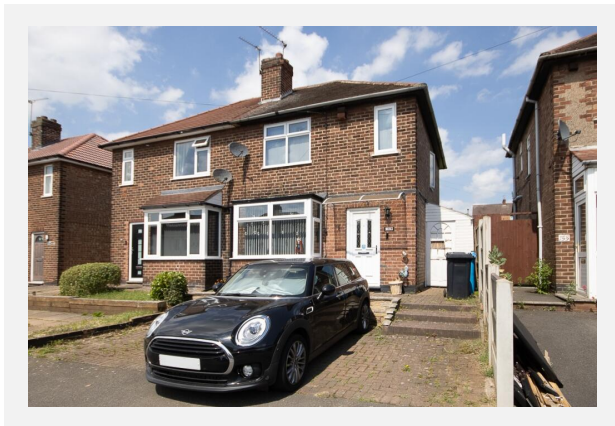


**Satellite/Fibre TV Availability:**

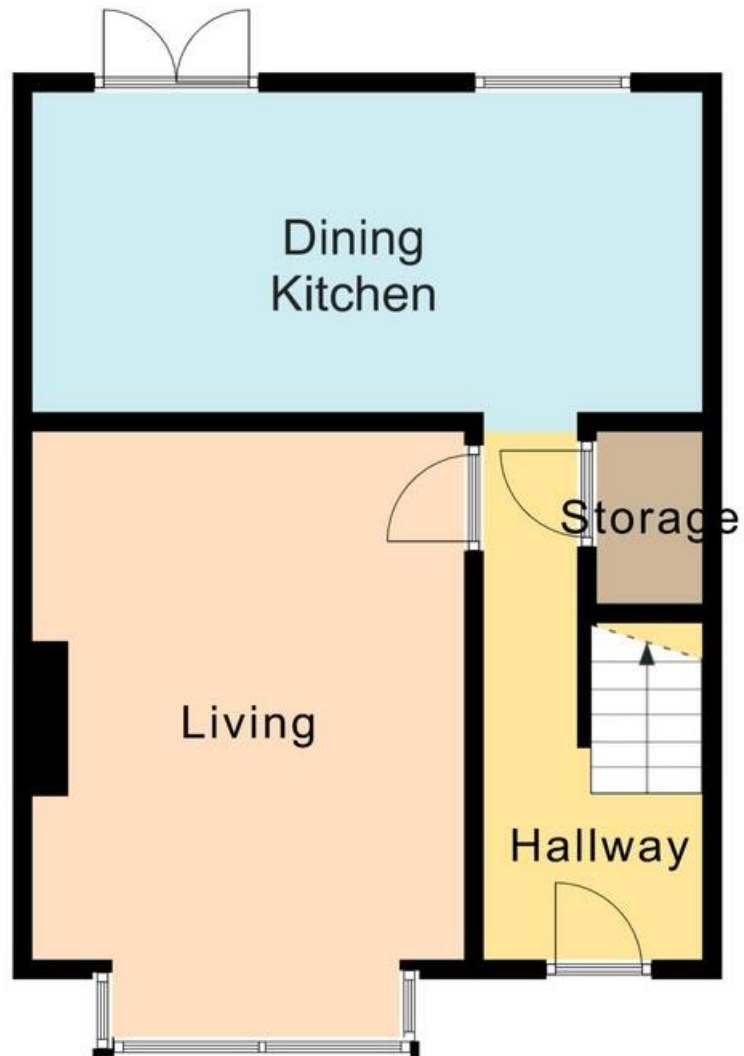




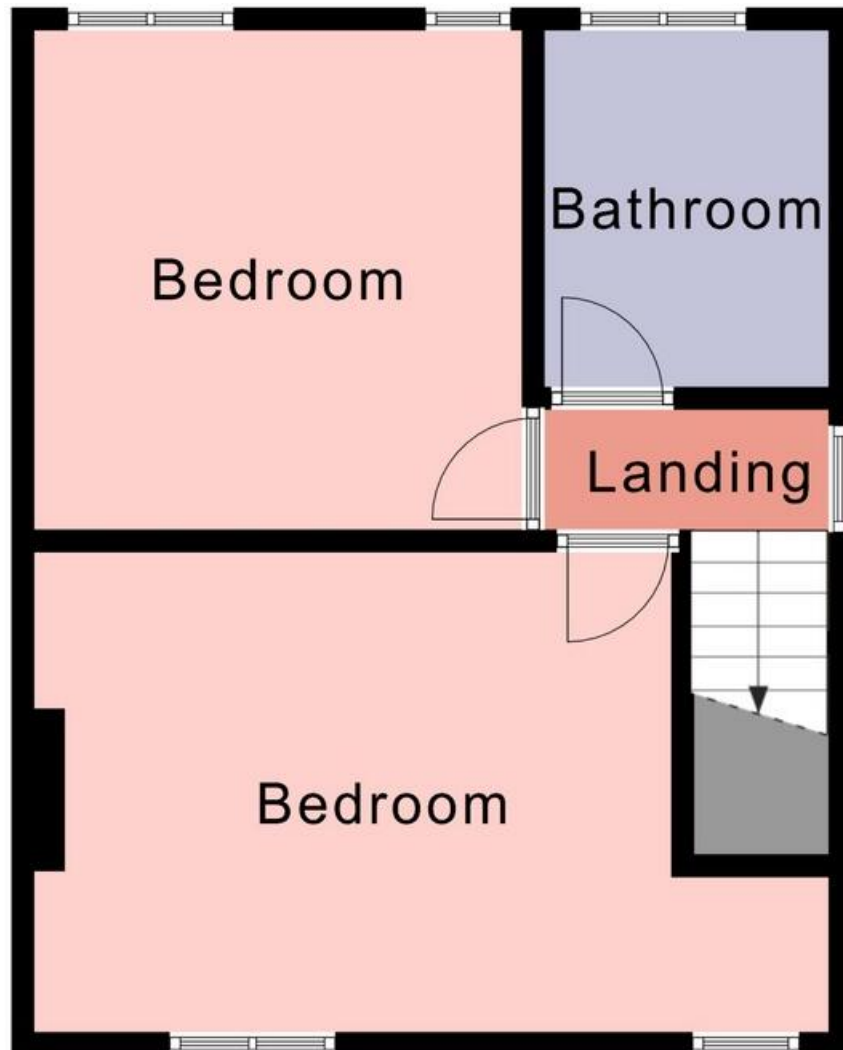
# Gallery Photos



**ALBERT ROAD, CHADDESSEN, DERBY, DE21**



**ALBERT ROAD, CHADDESSEN, DERBY, DE21**



# Property EPC - Certificate



Chaddesden, DE21

Energy rating

# D

Valid until 31.05.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



# Property

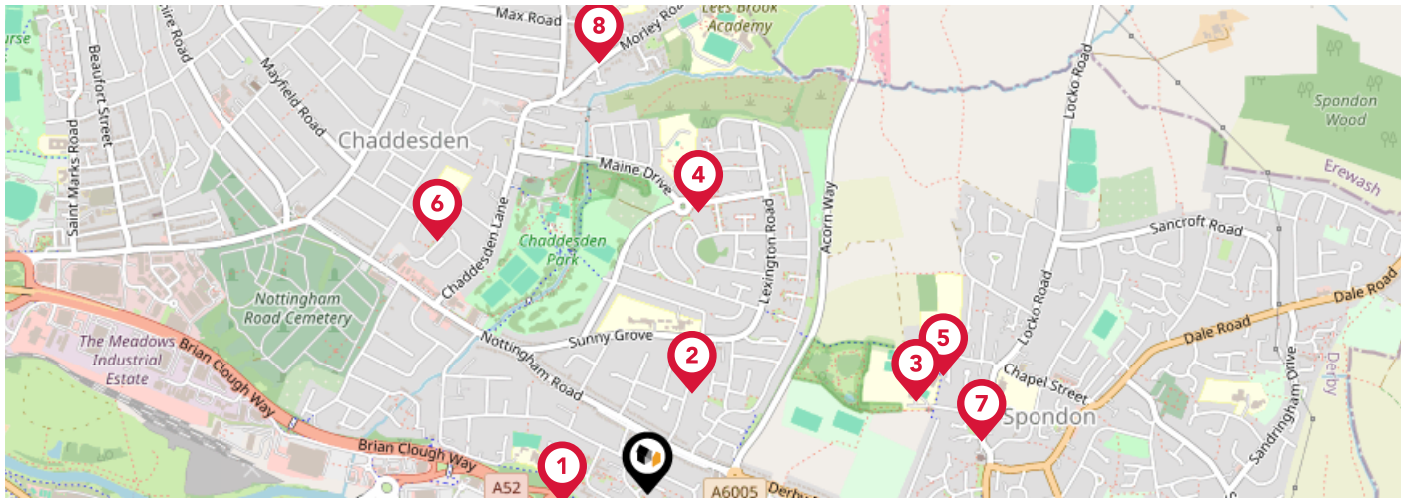
## EPC - Additional Data



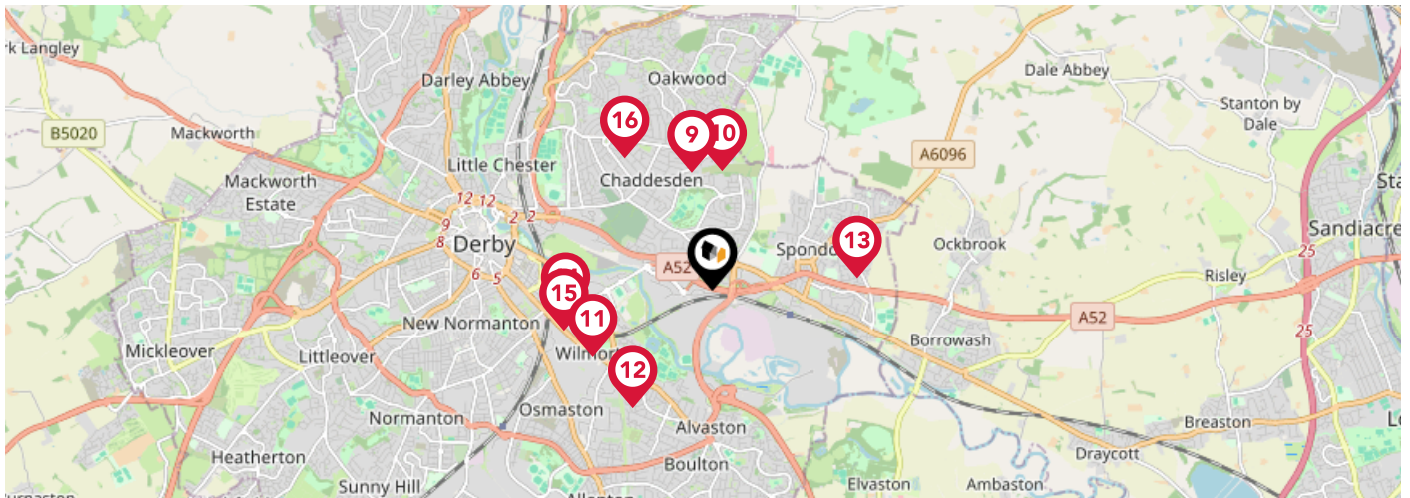
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 50 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	71 m <sup>2</sup>

# Area Schools

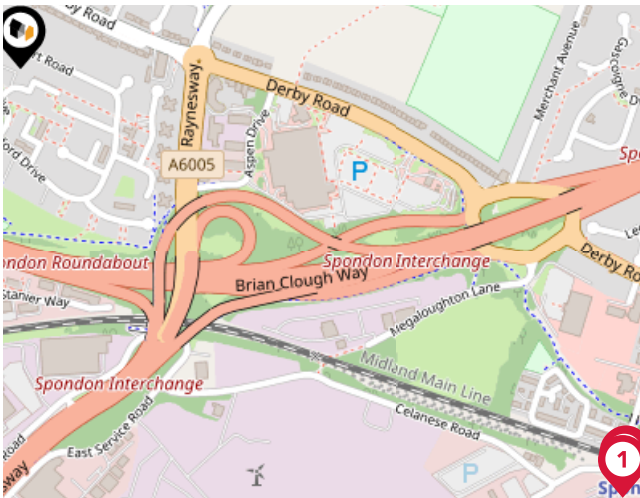


	Nursery	Primary	Secondary	College	Private
<p><b>1 Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2 Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3 West Park School</b> Ofsted Rating: Good   Pupils: 1362   Distance:0.64</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4 Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5 Springfield Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6 St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7 St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8 Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



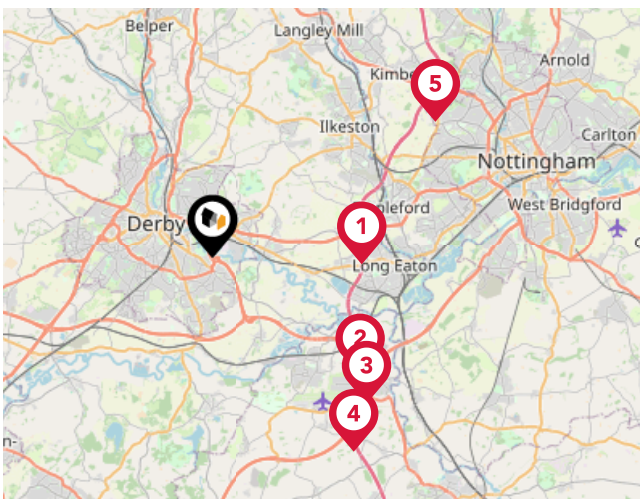
	Nursery	Primary	Secondary	College	Private
<p><b>9 Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:1.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 Derby Pride Academy</b> Ofsted Rating: Outstanding   Pupils: 31   Distance:1.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Lakeside Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 680   Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 Borrow Wood Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 368   Distance:1.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Derby College</b> Ofsted Rating: Good   Pupils:0   Distance:1.33</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 UTC Derby Pride Park</b> Ofsted Rating: Inadequate   Pupils: 82   Distance:1.37</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance:1.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



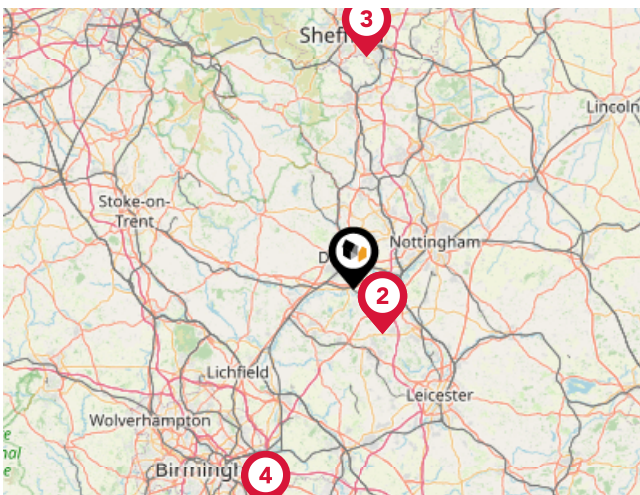
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.83 miles
2	Spondon Rail Station	0.82 miles
3	Spondon Rail Station	0.82 miles



## Trunk Roads/Motorways

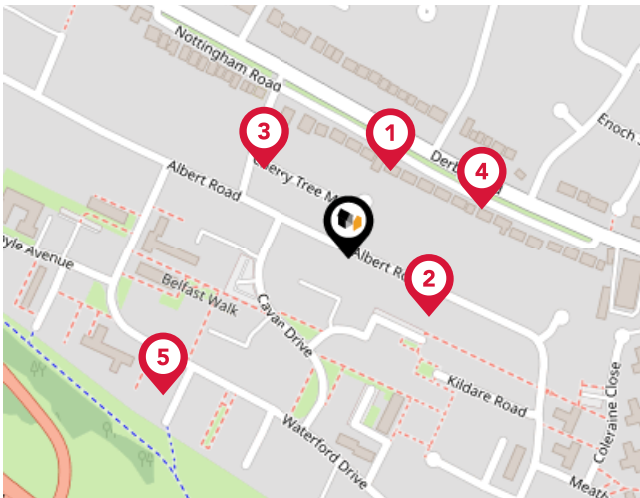
Pin	Name	Distance
1	M1 J25	5.33 miles
2	M1 J24A	6.77 miles
3	M1 J24	7.58 miles
4	M1 J23A	8.63 miles
5	M1 J26	9.34 miles



## Airports/Helipads

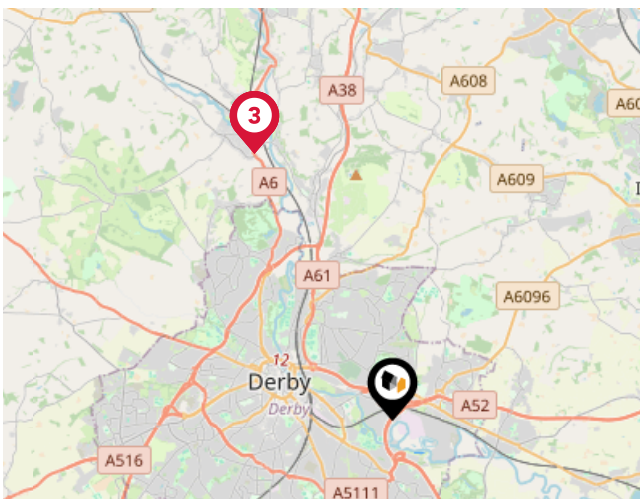
Pin	Name	Distance
1	East Midlands Airport	7.56 miles
2	East Midlands Airport	7.6 miles
3	Sheffield City Airport	33.02 miles
4	Birmingham International Airport Terminal 1	34.65 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Lime Grove	0.05 miles
2	Albert Road	0.05 miles
3	Eden Road	0.07 miles
4	Lime Grove	0.08 miles
5	Donegal Walk	0.13 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.37 miles
2	Duffield (Ecclesbourne Valley Railway)	5.37 miles
3	Duffield (Ecclesbourne Valley Railway)	5.38 miles



## Hannells

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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

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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.

# Hannells

## 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

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