

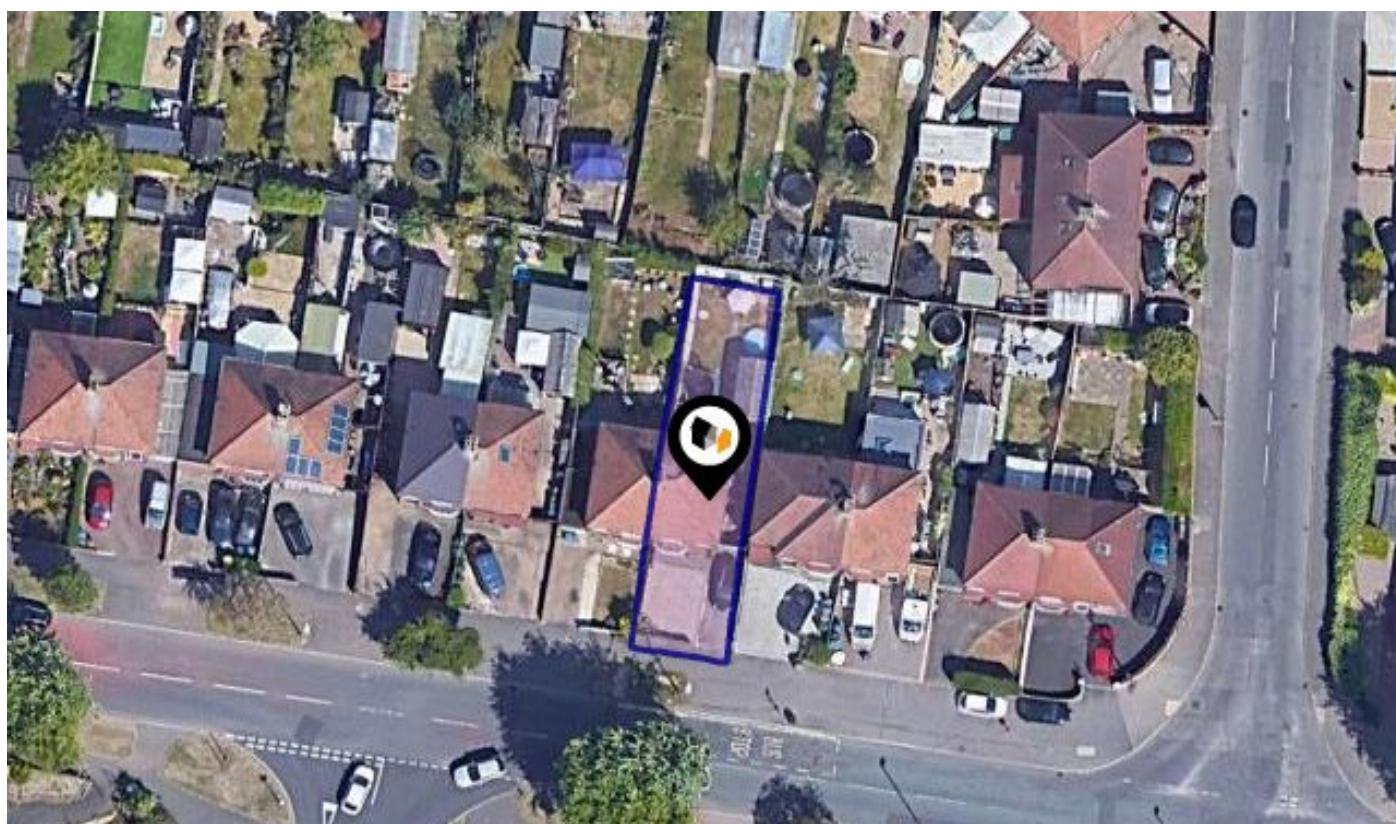


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04<sup>th</sup> July 2024



## MAX ROAD, CHADDESSEN, DERBY, DE21

### Hannells

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

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# Introduction

## Our Comments



### Useful Information:

- > Traditional Three Bedroomed Bay Fronted Home
- > Property Has Been Subject To A Scheme of Modernisation And Improvement
- > Early Viewing Recommended
- > Awaiting EPC Rating, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

A traditional bay fronted semi-detached home occupying a favourable location having been subject to a scheme of modernisation and improvement over recent years to include replacement windows to the front elevation, refitted kitchen and bathroom incorporating a Jacuzzi bath and separate shower cubicle. The property also benefits from two reception rooms, off-road parking and an enclosed garden and would be ideal for the first time buyer or family home. Early viewing is recommended.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway with useful understairs storage cupboard, bay fronted lounge, dining room and fitted kitchen. To the first floor the landing provides access to three bedrooms and modern bathroom incorporating a Jacuzzi bath and separate shower cubicle. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking for upto three vehicles.

Max Road is well situated for Chaddesden and its range of shops, schools and transport links together with easy access for Derby City Centre and major road links including the A38, A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

#### Reception Hallway:

Bay Fronted Lounge: (10'0" x 10'1") 3.05 x 3.07

Dining Room: (13'1" x 10'1") 3.99 x 3.07

Fitted Kitchen: (15'10" x 5'1") 4.83 x 1.55

#### First Floor Landing:

Bedroom One: (13'1" x 9'0") 3.99 x 2.74

Bedroom Two: (10'1" x 9'0") 3.07 x 2.74

Bedroom Three: (7'0" x 6'11") 2.13 x 2.11

Modern Bathroom: (10'0" x 5'1") 3.05 x 1.55: Having four piece suite.

#### Outside:

There are gardens to both front and rear elevations, the front is arranged for ease of maintenance. A driveway provides off-road parking for upto three vehicles and double timber gates provide access to the rear garden having a paved patio area, lawned area, outside power and cold water tap. Workshop/store.

# Property Overview



## Property

|                         |                                         |                |          |
|-------------------------|-----------------------------------------|----------------|----------|
| <b>Type:</b>            | Semi-Detached                           | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 3                                       |                |          |
| <b>Floor Area:</b>      | 839 ft <sup>2</sup> / 78 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.06 acres                              |                |          |
| <b>Year Built :</b>     | 1930-1949                               |                |          |
| <b>Council Tax :</b>    | Band A                                  |                |          |
| <b>Annual Estimate:</b> | £1,405                                  |                |          |
| <b>Title Number:</b>    | DY18046                                 |                |          |

## Local Area

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

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

|                  |                   |                     |
|------------------|-------------------|---------------------|
| <b>5</b><br>mb/s | <b>36</b><br>mb/s | <b>1000</b><br>mb/s |
|                  |                   |                     |

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



### Satellite/Fibre TV Availability:



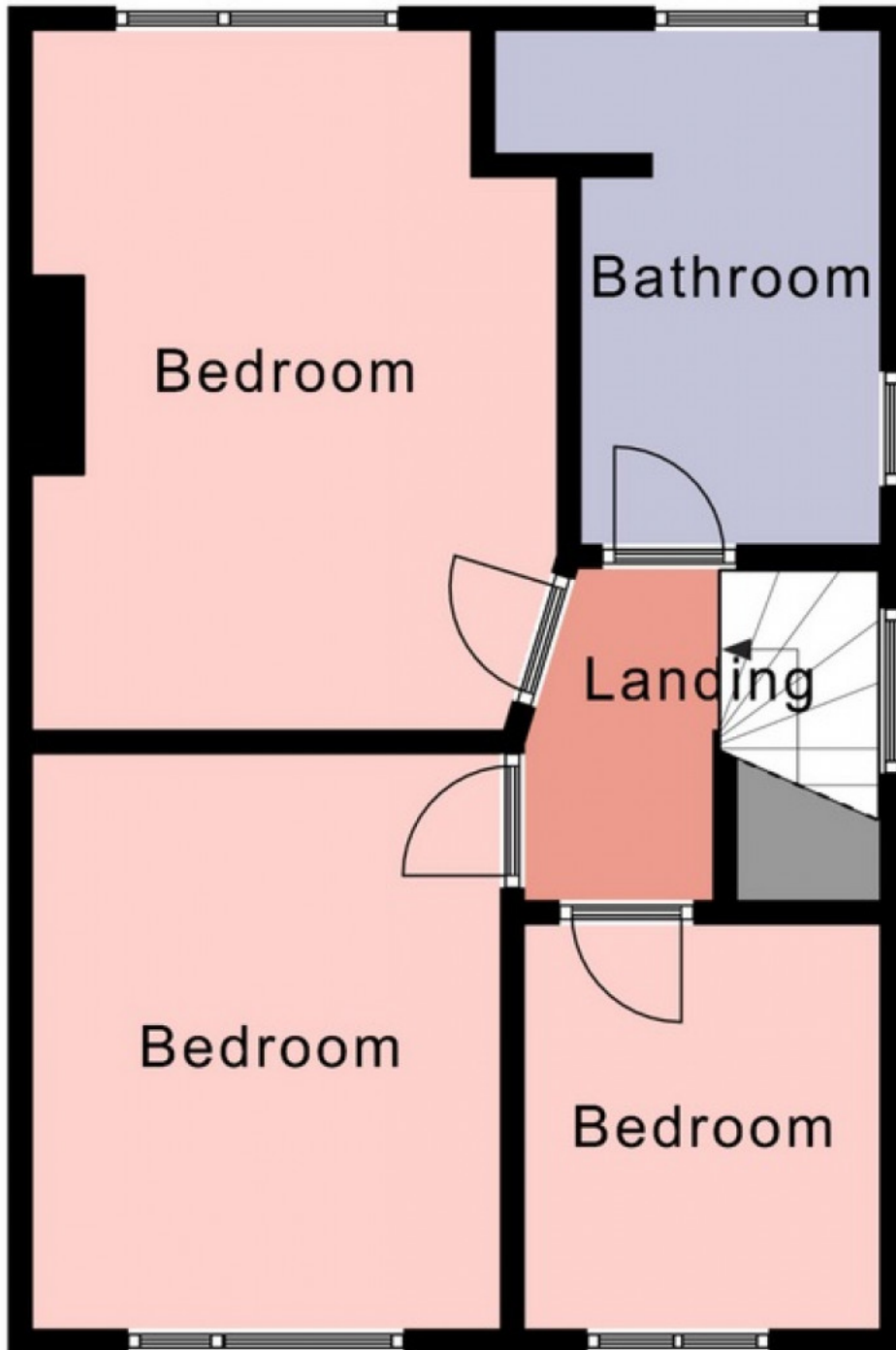




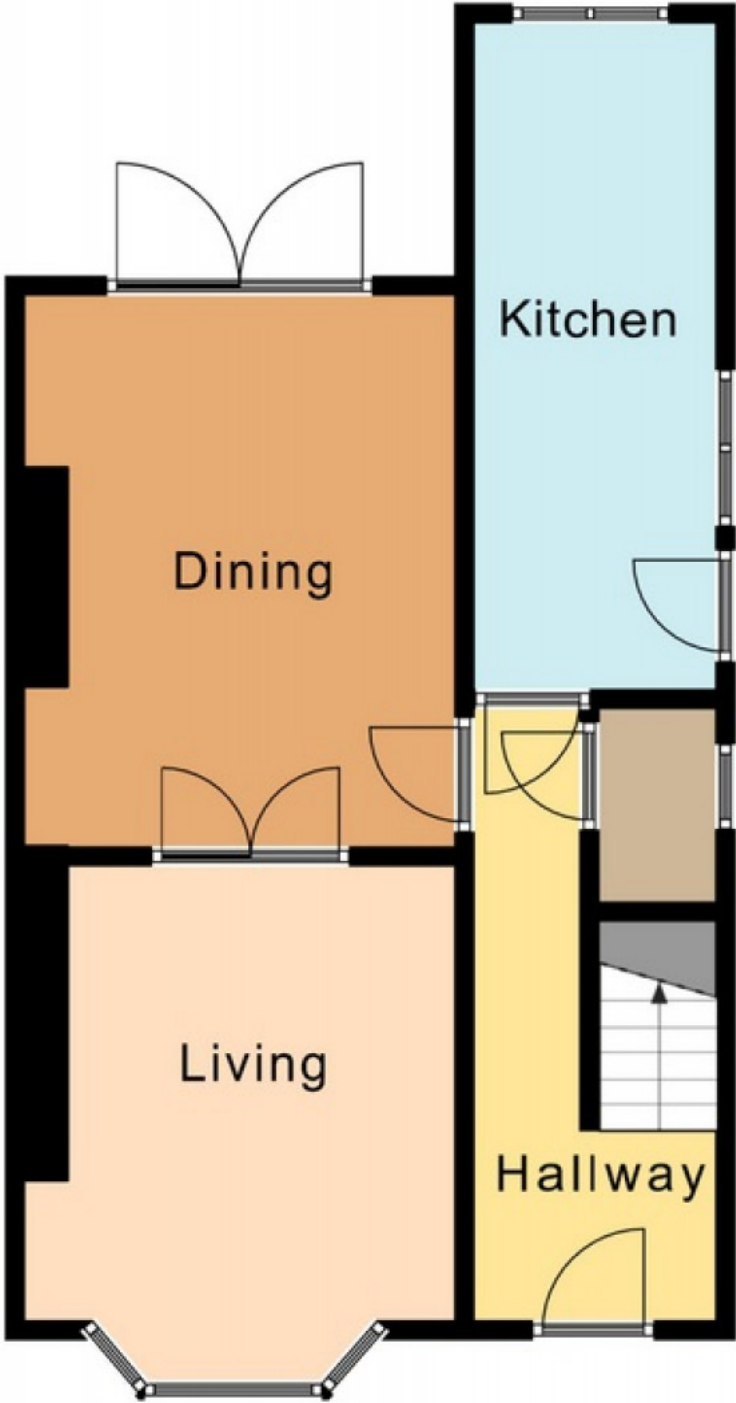
# Gallery Photos



**MAX ROAD, CHADDESSEN, DERBY, DE21**



**MAX ROAD, CHADDESSEN, DERBY, DE21**





# Property EPC - Certificate



DERBY, DE21

Energy rating

**E**

Valid until 11.06.2021

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      | 52   E  | 58   D    |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

# Property

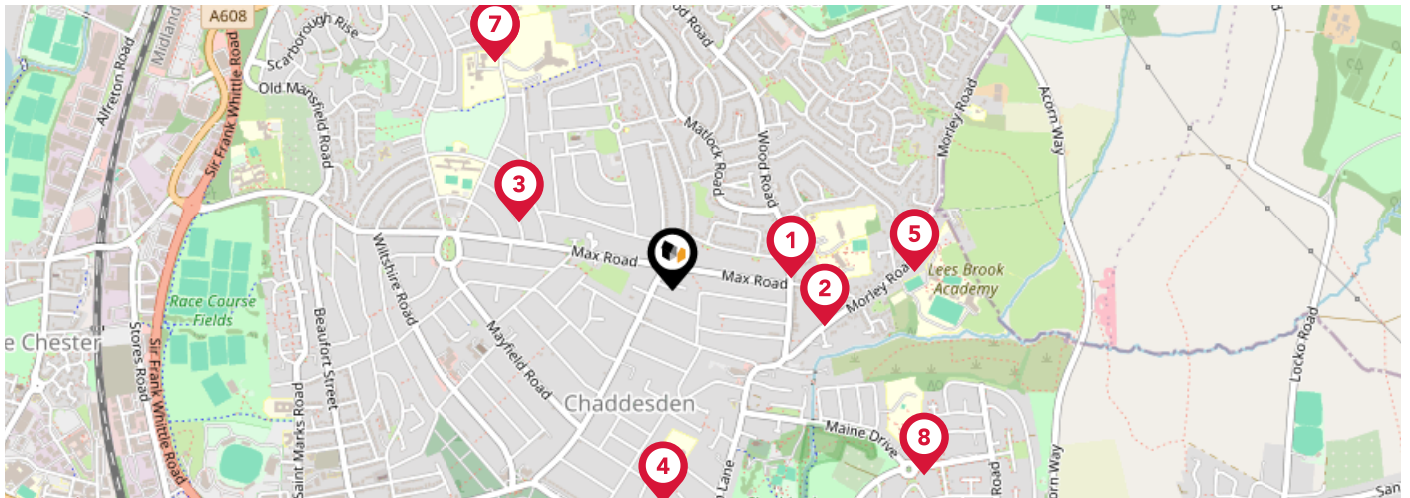
## EPC - Additional Data



### Additional EPC Data

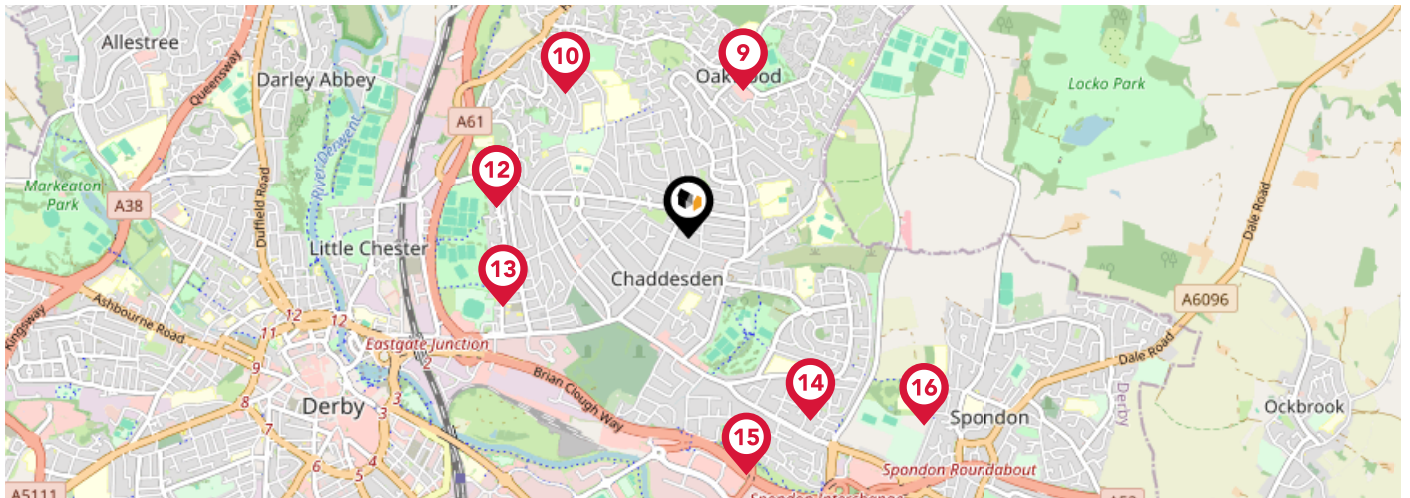
|                                      |                                                |
|--------------------------------------|------------------------------------------------|
| <b>Property Type:</b>                | Semi-detached house                            |
| <b>Walls:</b>                        | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                 | Very poor                                      |
| <b>Roof:</b>                         | Pitched, no insulation(assumed)                |
| <b>Roof Energy:</b>                  | Very poor                                      |
| <b>Window:</b>                       | Fully double glazed                            |
| <b>Window Energy:</b>                | Good                                           |
| <b>Main Heating:</b>                 | Boiler and radiators, mains gas                |
| <b>Main Heating Energy:</b>          | Good                                           |
| <b>Main Heating Controls:</b>        | Programmer and room thermostat                 |
| <b>Main Heating Controls Energy:</b> | Average                                        |
| <b>Hot Water System:</b>             | From main system                               |
| <b>Hot Water Energy Efficiency:</b>  | Good                                           |
| <b>Lighting:</b>                     | Low energy lighting in 15% of fixed outlets    |
| <b>Lighting Energy:</b>              | Poor                                           |
| <b>Floors:</b>                       | Suspended, no insulation (assumed)             |
| <b>Secondary Heating:</b>            | None                                           |
| <b>Total Floor Area:</b>             | 78 m <sup>2</sup>                              |

# Area Schools



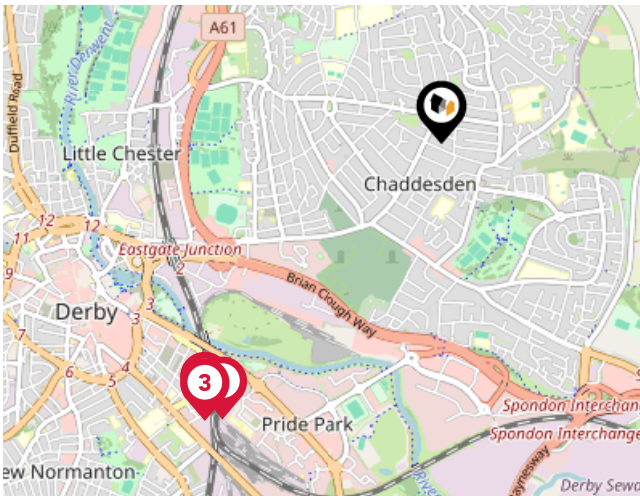
|                                                                                                                    | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>1 Cavendish Close Infant School</b><br/>Ofsted Rating: Good   Pupils: 316   Distance:0.27</p>                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>2 Cavendish Close Junior Academy</b><br/>Ofsted Rating: Good   Pupils: 297   Distance:0.35</p>               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>3 Roe Farm Primary School</b><br/>Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.38</p>      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>4 St Alban's Catholic Voluntary Academy</b><br/>Ofsted Rating: Good   Pupils: 353   Distance:0.48</p>        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>5 Lees Brook Community School</b><br/>Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.54</p> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>6 Breadsall Hill Top Primary School</b><br/>Ofsted Rating: Good   Pupils: 417   Distance:0.65</p>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>7 Da Vinci Academy</b><br/>Ofsted Rating: Good   Pupils: 639   Distance:0.65</p>                             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>8 Chaddesden Park Primary School</b><br/>Ofsted Rating: Good   Pupils: 367   Distance:0.7</p>                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools



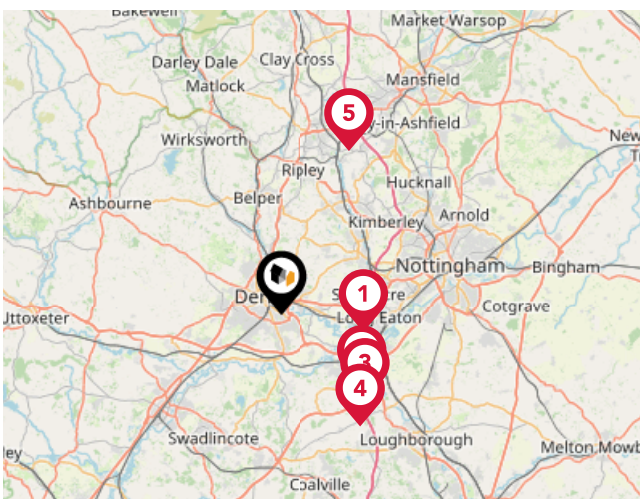
|           |                                                                                                  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|--------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Parkview Primary School</b><br>Ofsted Rating: Good   Pupils: 243   Distance:0.71              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>St Andrew's Academy</b><br>Ofsted Rating: Good   Pupils: 104   Distance:0.85                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Beaufort Community Primary School</b><br>Ofsted Rating: Good   Pupils: 328   Distance:0.87    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>St Giles' School</b><br>Ofsted Rating: Outstanding   Pupils: 118   Distance:0.87              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Derwent Primary School</b><br>Ofsted Rating: Good   Pupils: 259   Distance:0.88               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Cherry Tree Hill Primary School</b><br>Ofsted Rating: Good   Pupils: 645   Distance:0.98      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Meadow Farm Community Primary School</b><br>Ofsted Rating: Good   Pupils: 177   Distance:1.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>West Park School</b><br>Ofsted Rating: Good   Pupils: 1362   Distance:1.34                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Transport (National)



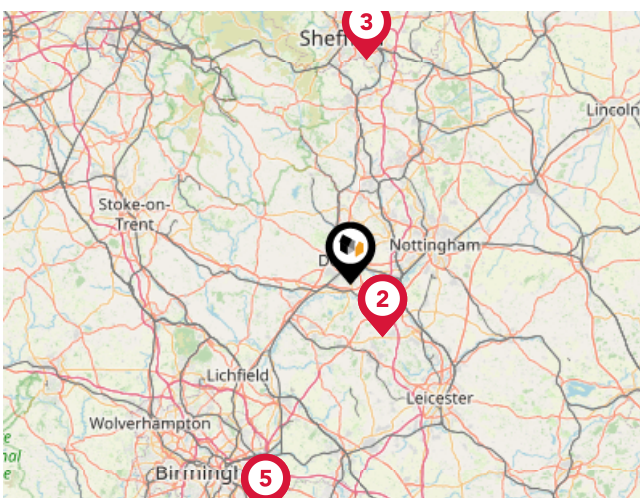
## National Rail Stations

| Pin | Name               | Distance   |
|-----|--------------------|------------|
| 1   | Derby Rail Station | 1.57 miles |
| 2   | Derby Rail Station | 1.61 miles |
| 3   | Derby Rail Station | 1.63 miles |



## Trunk Roads/Motorways

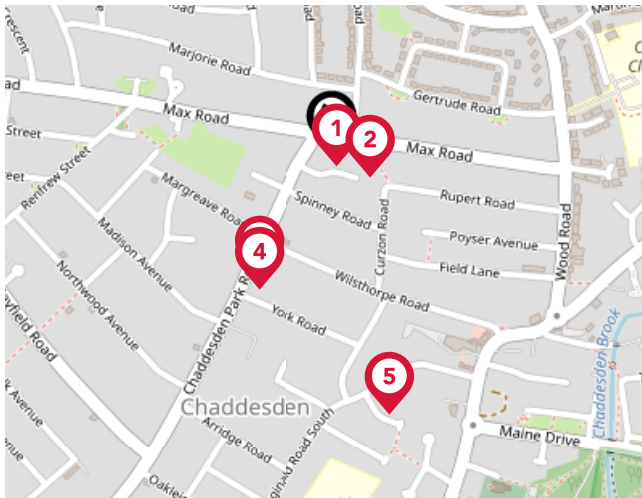
| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M1 J25  | 5.91 miles  |
| 2   | M1 J24A | 7.79 miles  |
| 3   | M1 J24  | 8.63 miles  |
| 4   | M1 J23A | 9.73 miles  |
| 5   | M1 J28  | 12.53 miles |



## Airports/Helipads

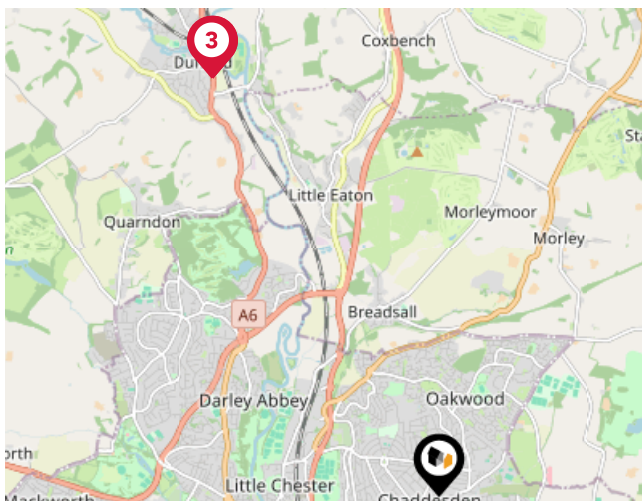
| Pin | Name                                        | Distance    |
|-----|---------------------------------------------|-------------|
| 1   | East Midlands Airport                       | 8.68 miles  |
| 2   | East Midlands Airport                       | 8.72 miles  |
| 3   | Sheffield City Airport                      | 32.01 miles |
| 4   | Birmingham International Airport Terminal 1 | 35.46 miles |
| 5   | Birmingham International Airport            | 35.46 miles |

# Area Transport (Local)



## Bus Stops/Stations

| Pin | Name            | Distance   |
|-----|-----------------|------------|
| 1   | Buxton Road     | 0.02 miles |
| 2   | Buxton Road     | 0.05 miles |
| 3   | Wilsthorpe Road | 0.16 miles |
| 4   | Wilsthorpe Road | 0.17 miles |
| 5   | Sherwood Avenue | 0.3 miles  |



## Local Connections

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



## 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

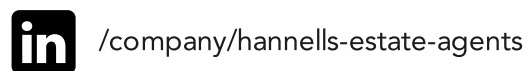
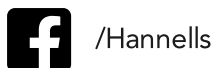


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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

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