



# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 17<sup>th</sup> July 2024**



**TADDINGTON ROAD, CHADDESSEN, DERBY, DE21**

## **Hannells**

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# Introduction

## Our Comments



### Useful Information:

- > \*No-Standard Construction\* Three-Bedroom Home
- > Excellent Investment/Family Home
- > No Upward Chain
- > EPC Rating C, Waites Construction
- > Council Tax Band A, Freehold

### Property Description

A three-bedroom, semi-detached home available with no upward chain and would ideal for the growing family or as an investment purchase. The property benefits from two reception rooms, attached outhouses/WC and a good size rear garden!

The property features gas fired central heating, double glazing and briefly comprises:- entrance porch, reception hallway, lounge, dining room, kitchen and rear lobby with access to a WC and utility/storage area. To the first floor the landing provides access to three bedrooms (two double) and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations.

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

### Room Measurement & Details

Entrance Porch:

Reception Hallway:

Lounge: (14'4" x 10'4") 4.37 x 3.15

Dining Room: (10'7" x 8'4") 3.23 x 2.54

Kitchen: (10'6" x 10'4") 3.20 x 3.15

Rear Lobby With Access to Outhouses and WC:

First Floor Landing:

Bedroom Two: (11'10" x 10'4") 3.61 x 3.15

Bedroom One: (14'3" x 8'4") 4.34 x 2.54

Bedroom Three: (9'5" x 7'6") 2.87 x 2.29

Bathroom:

Outside:

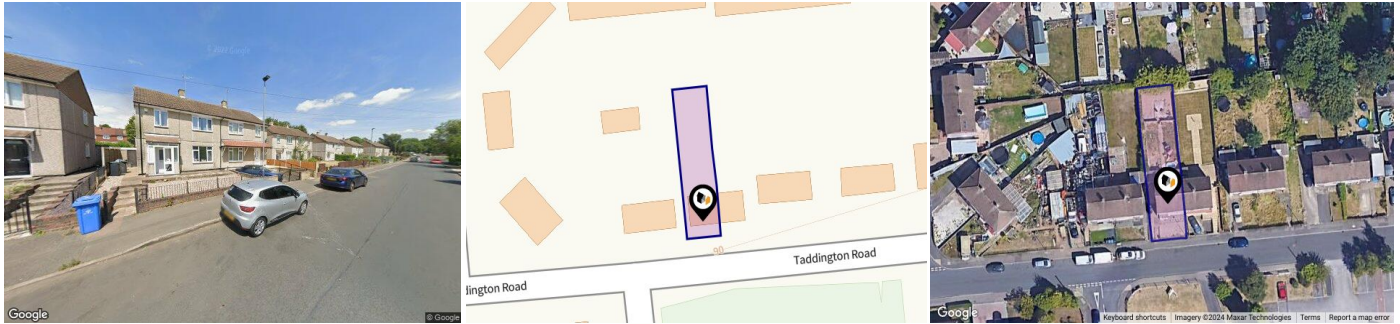
There are gardens to both front and rear elevations.

Please Note: This property is Waites construction - prospective buyers are advised to make all necessary independent enquiries prior to viewing.

**KFB** - Key Facts For Buyers



# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	882 ft <sup>2</sup> / 82 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,405		
<b>Title Number:</b>	DY84816		

## 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

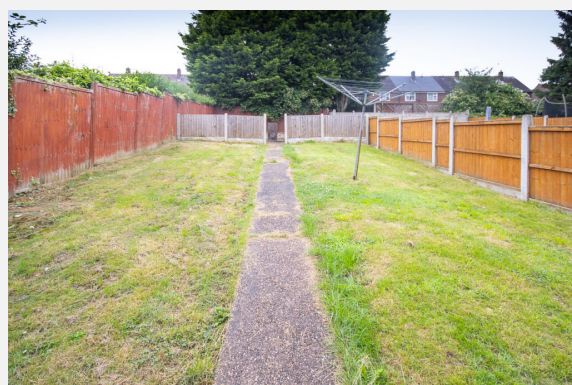
### Mobile Coverage: (based on calls indoors)



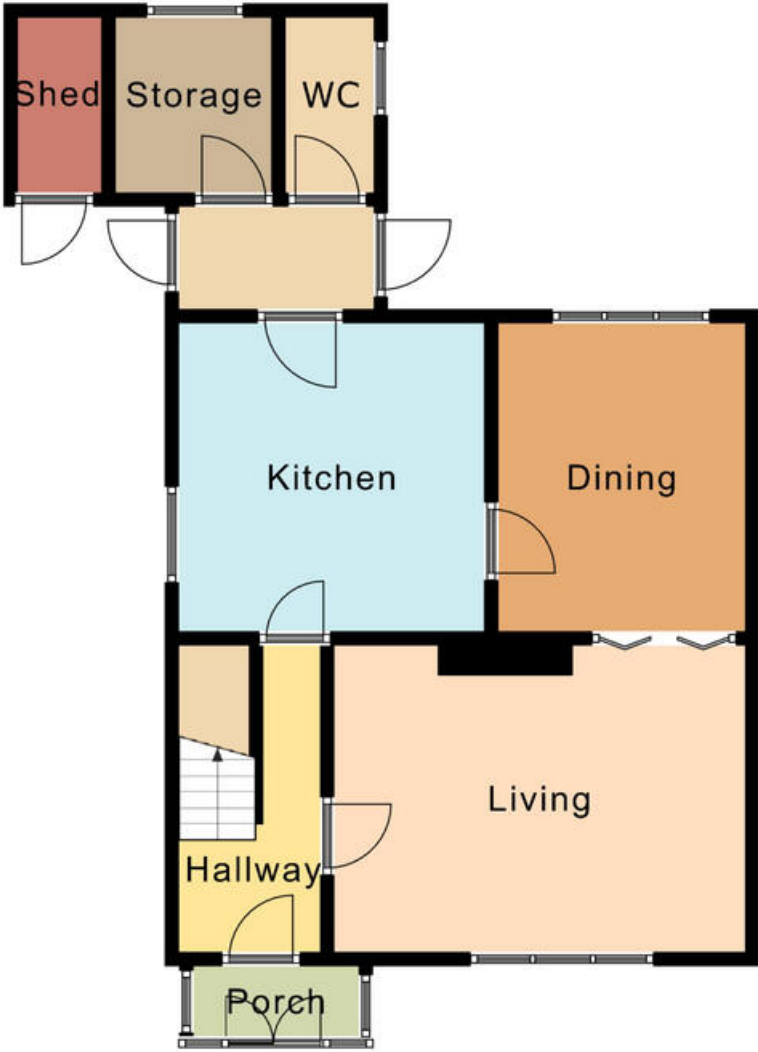
### Satellite/Fibre TV Availability:





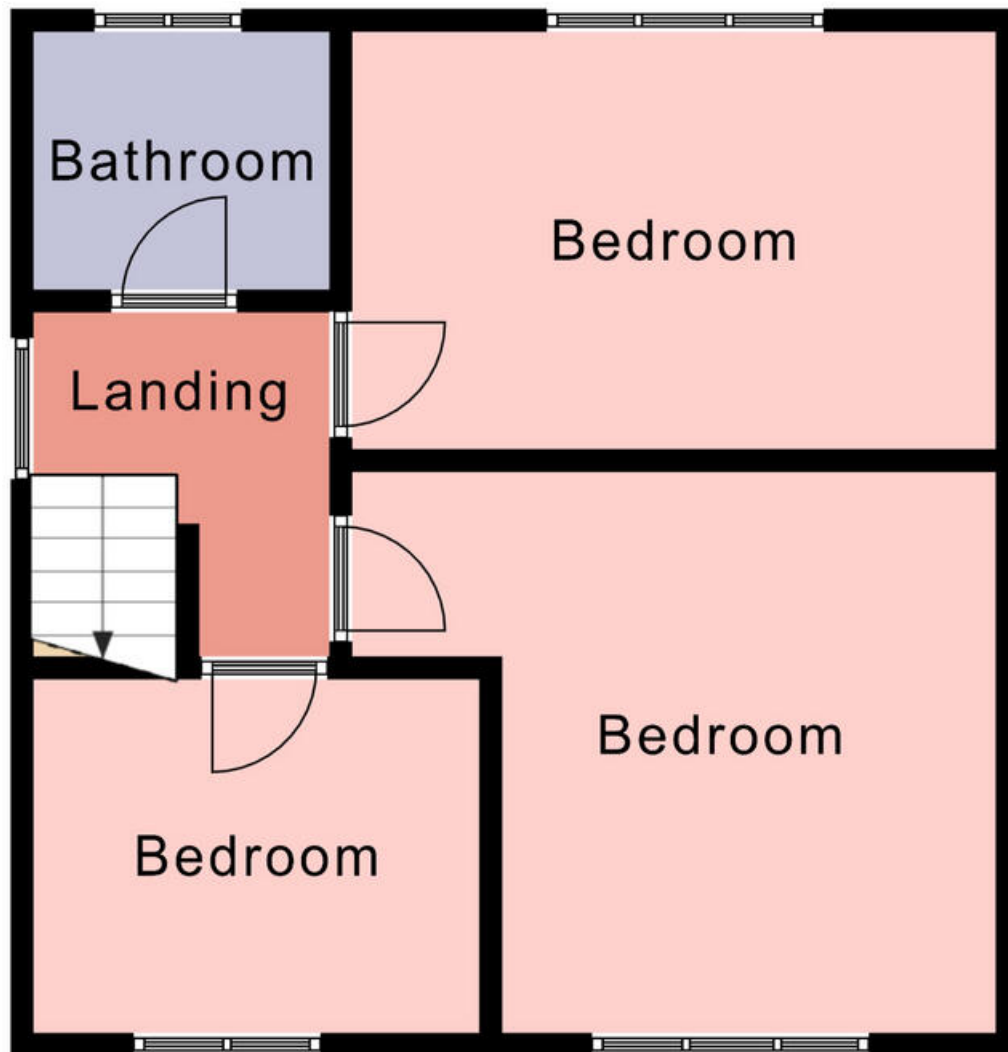


**TADDINGTON ROAD, CHADDESSEN, DERBY, DE21**





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# Property EPC - Certificate



Chaddesden, DE21

Energy rating

# C

Valid until 08.07.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

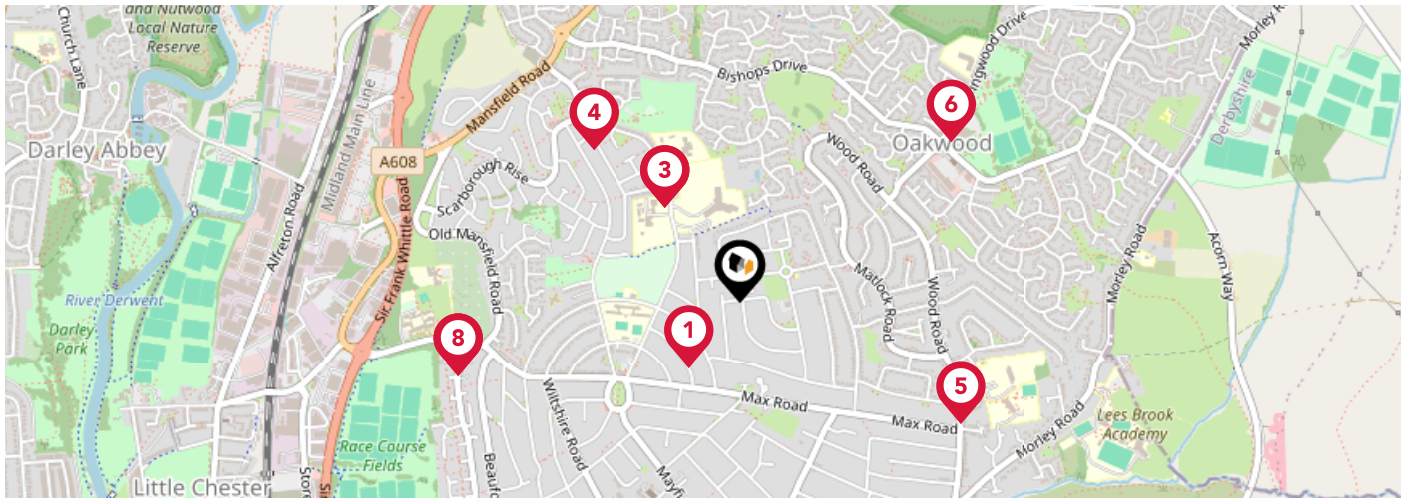
## EPC - Additional Data



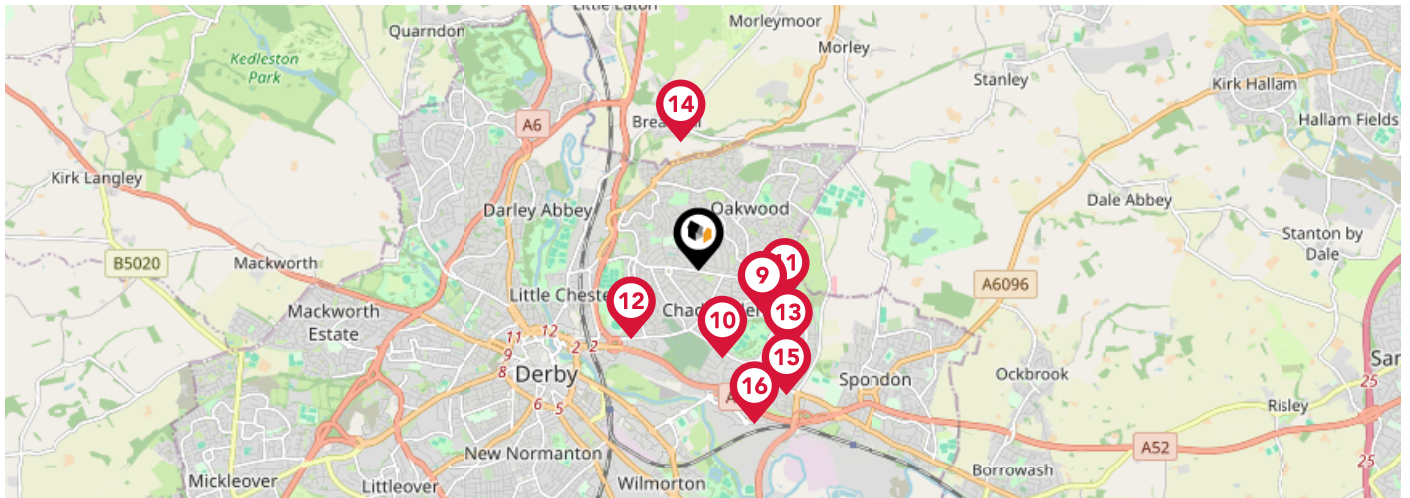
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<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 installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	System built, with external insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<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>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	82 m <sup>2</sup>

# Area Schools

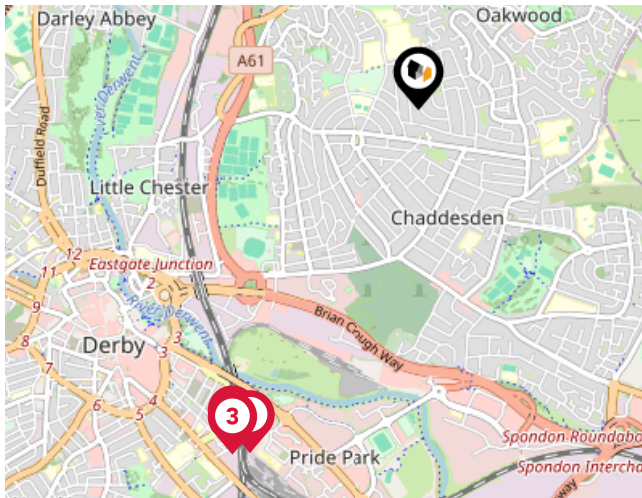


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.27	<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:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Beaufort Community Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Giles' School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



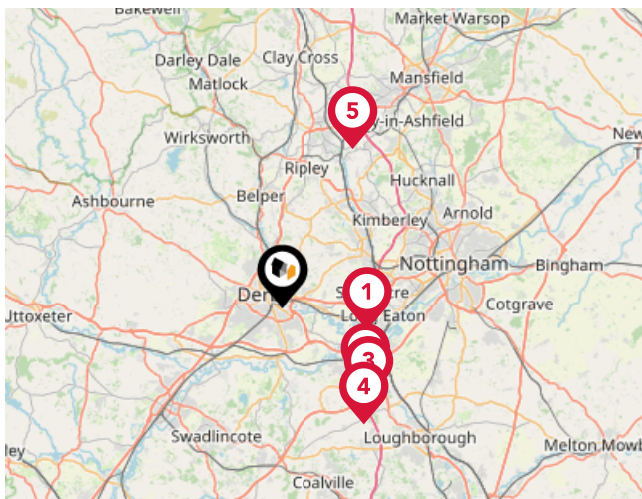
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



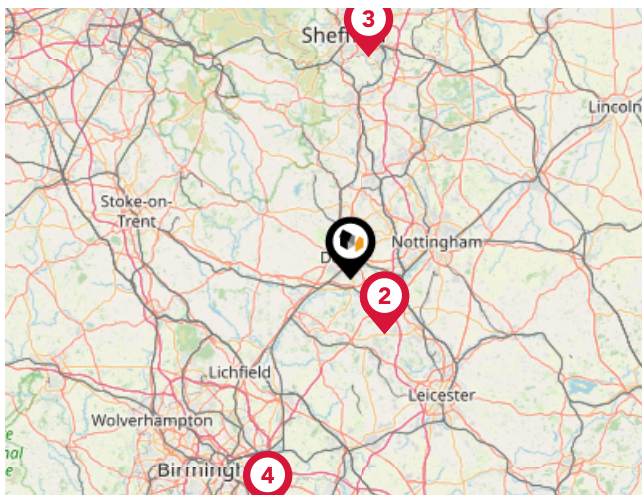
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.71 miles
2	Derby Rail Station	1.72 miles
3	Derby Rail Station	1.75 miles



## Trunk Roads/Motorways

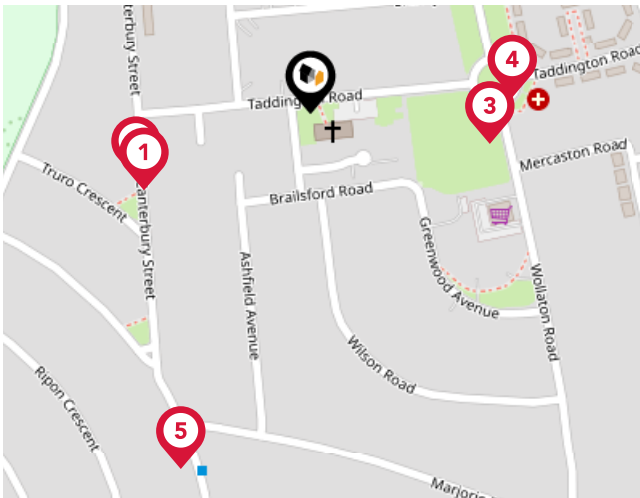
Pin	Name	Distance
1	M1 J25	6.2 miles
2	M1 J24A	8.16 miles
3	M1 J24	9 miles
4	M1 J23A	10.11 miles
5	M1 J28	12.34 miles



## Airports/Helipads

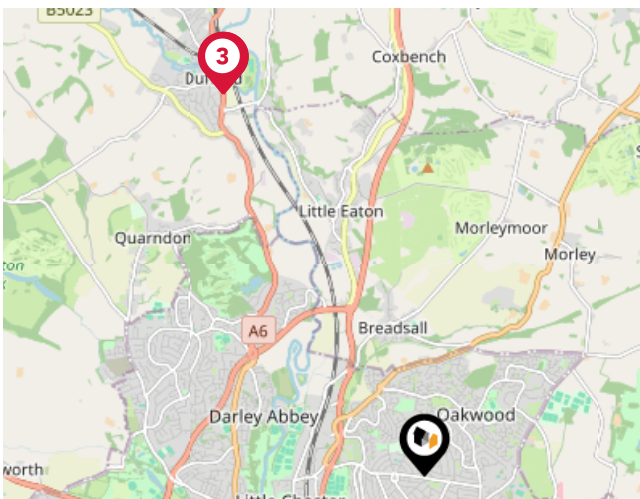
Pin	Name	Distance
1	East Midlands Airport	9.06 miles
2	East Midlands Airport	9.1 miles
3	Sheffield City Airport	31.73 miles
4	Birmingham International Airport Terminal 1	35.67 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Canterbury Street	0.1 miles
2	Canterbury Street	0.1 miles
3	Wollaton Road	0.1 miles
4	Wollaton Road	0.11 miles
5	Marjorie Road	0.21 miles



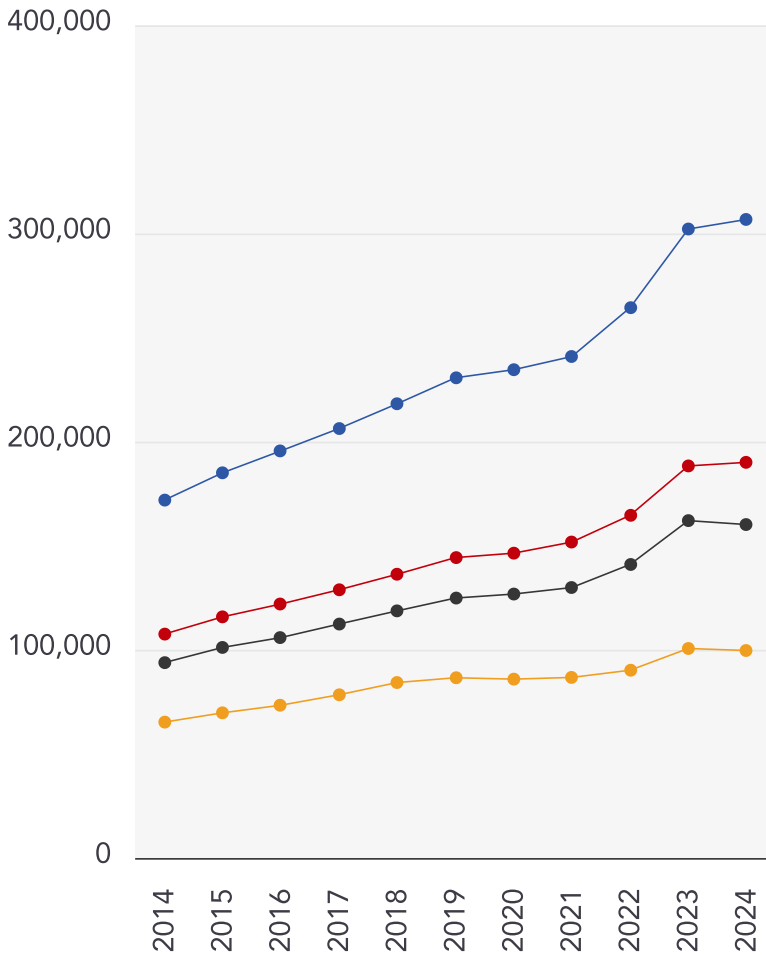
## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.86 miles
2	Duffield (Ecclesbourne Valley Railway)	3.87 miles
3	Duffield (Ecclesbourne Valley Railway)	3.88 miles

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in DE21



Detached

**+78.41%**

Semi-Detached

**+76.69%**

Terraced

**+70.66%**

Flat

**+52.67%**





## 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

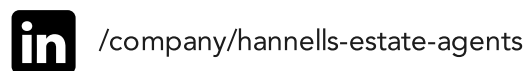
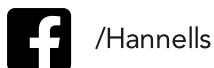


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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

## 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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