

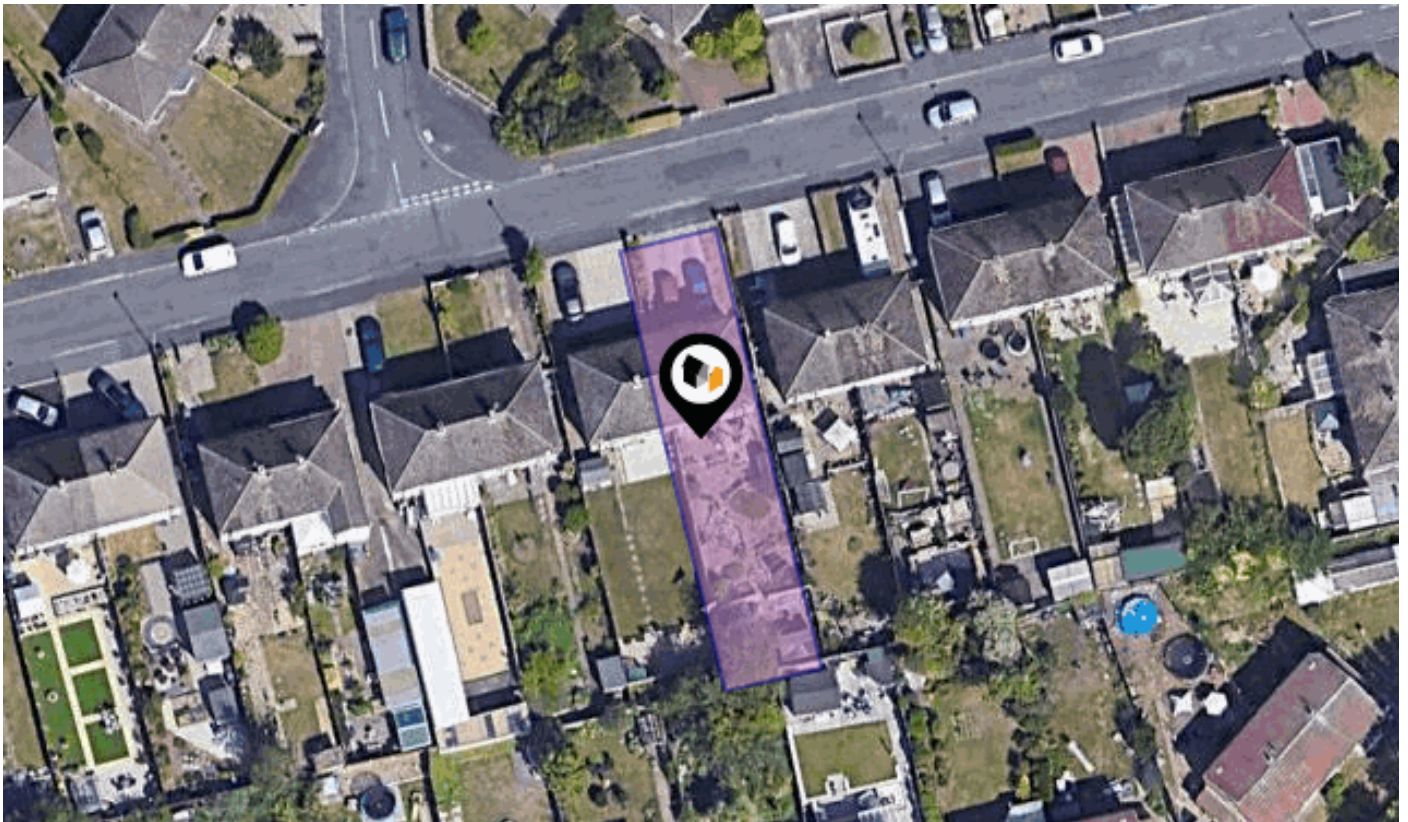


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd August 2024



WARDLOW AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Proportioned Three Bedroomed Home
- > Requires Some Modernisation/Improvement
- > Two Reception Rooms, Off-Road Parking
- > Awaiting EPC Rating, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Property Description

A well-proportioned, three-bedroom semi-detached home, ideal for the first time buyer/family home or investment purchaser. The property would benefit from a scheme of modernisation/improvement and a viewing is recommended to fully appreciate its potential!

The accommodation is supplemented by double glazing and briefly comprises:- reception hallway, lounge, dining room and kitchen. To the first floor are three bedrooms and bathroom with a white three piece suite. Outside to the front elevation is a driveway providing off-road parking. There is gated access to the side elevation leading to the enclosed rear garden.

Wardlow Avenue 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:

Lounge: (14'1" x 11'0") 4.29 x 3.35

Dining Room: (10'0" x 9'0") 3.05 x 2.74

Kitchen: (11'10" x 9'0") 3.61 x 2.74

First Floor Landing:

Bedroom One: (13'0" x 10'1") 3.96 x 3.07

Bedroom Two: (11'0" x 10'1") 3.35 x 3.07

Bedroom Three: (9'1" x 7'0") 2.77 x 2.13

Bathroom: (7'10" x 5'1") 2.39 x 1.55

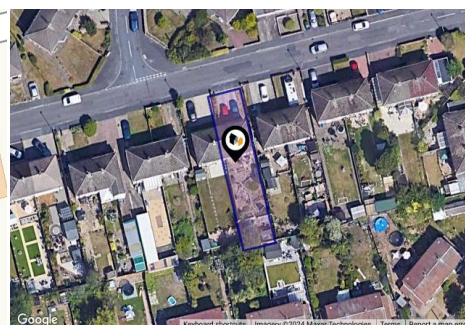
Outside:

Off-road parking is provided to the front elevation. There is gated access to the side elevation which leads to the enclosed rear garden.

Please Note:

This property is Wimpey No Fines construction.

Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.08 acres
Council Tax : Band A
Annual Estimate: £1,405
Title Number: DY103243

Tenure: Freehold

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)

5 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

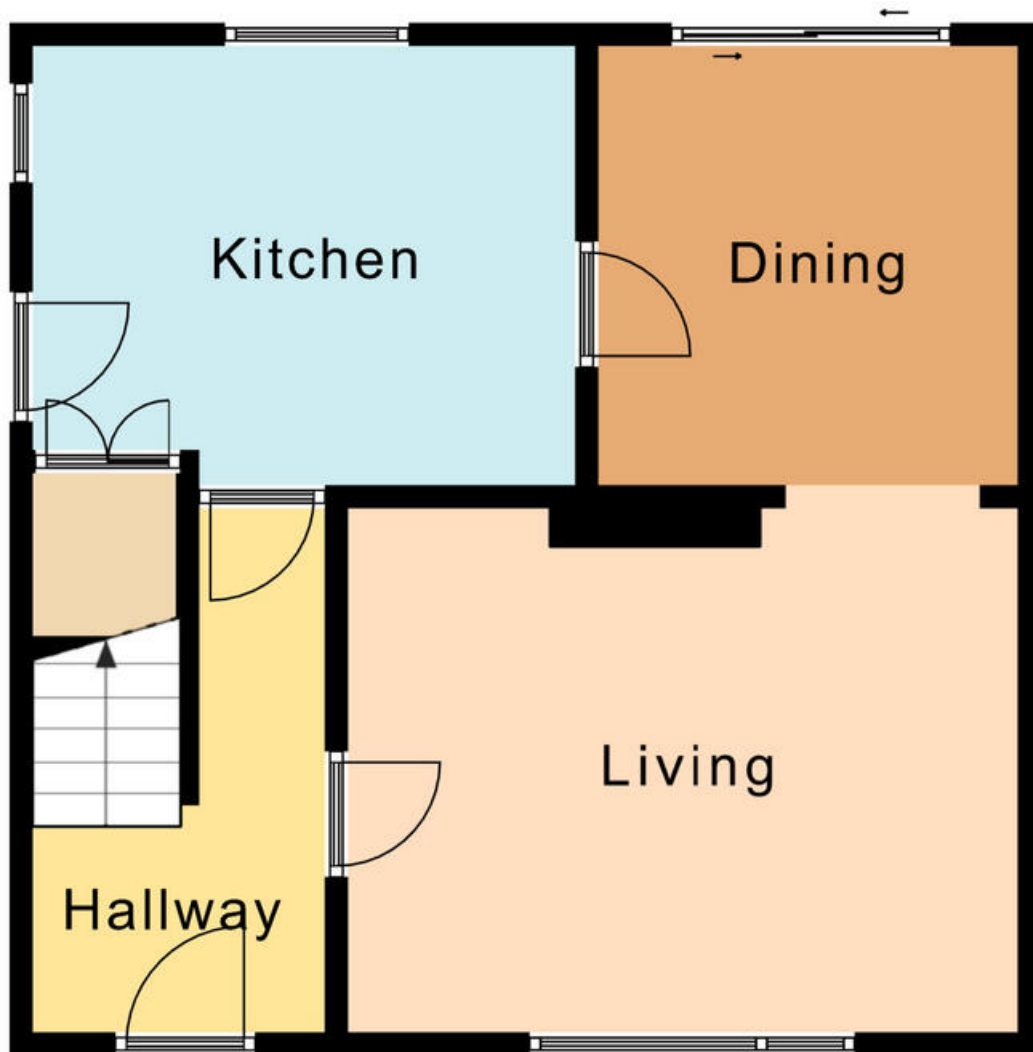


Satellite/Fibre TV Availability:

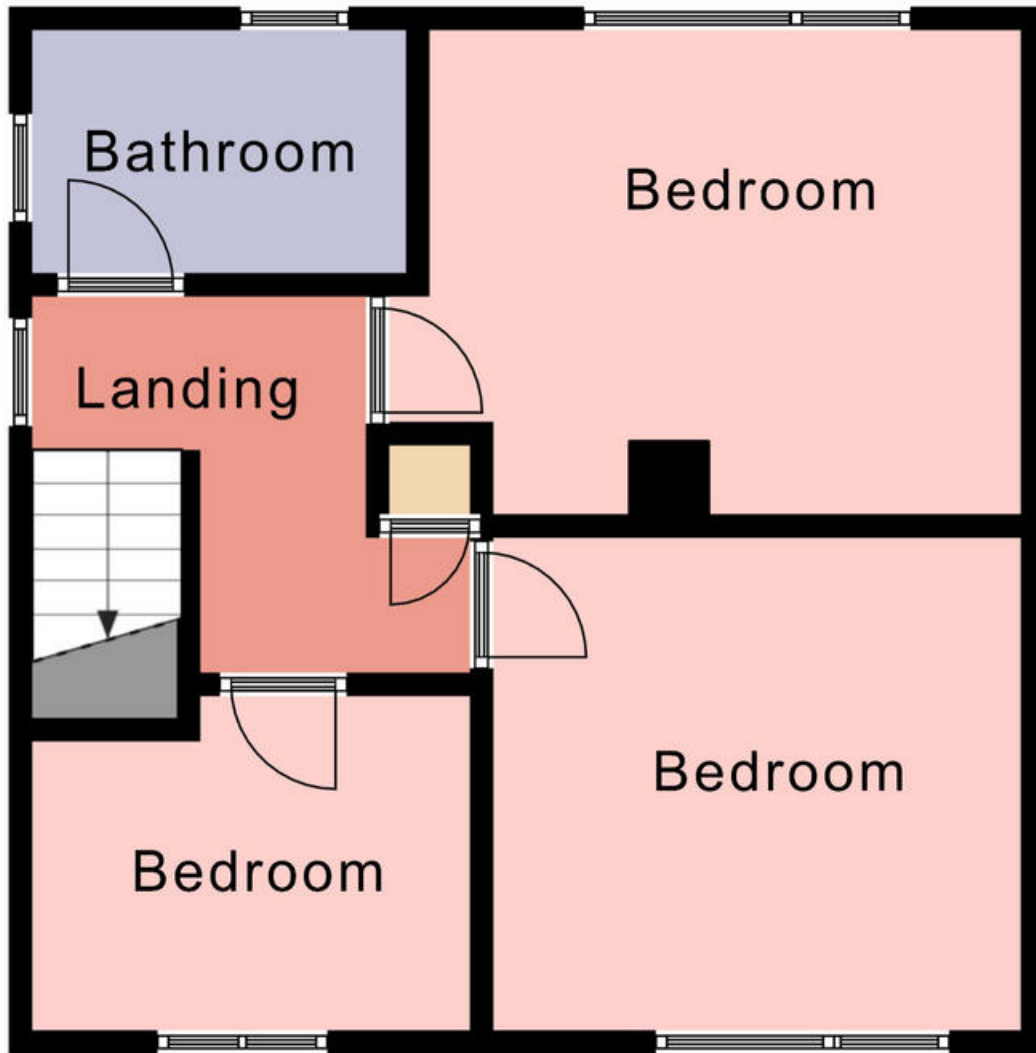


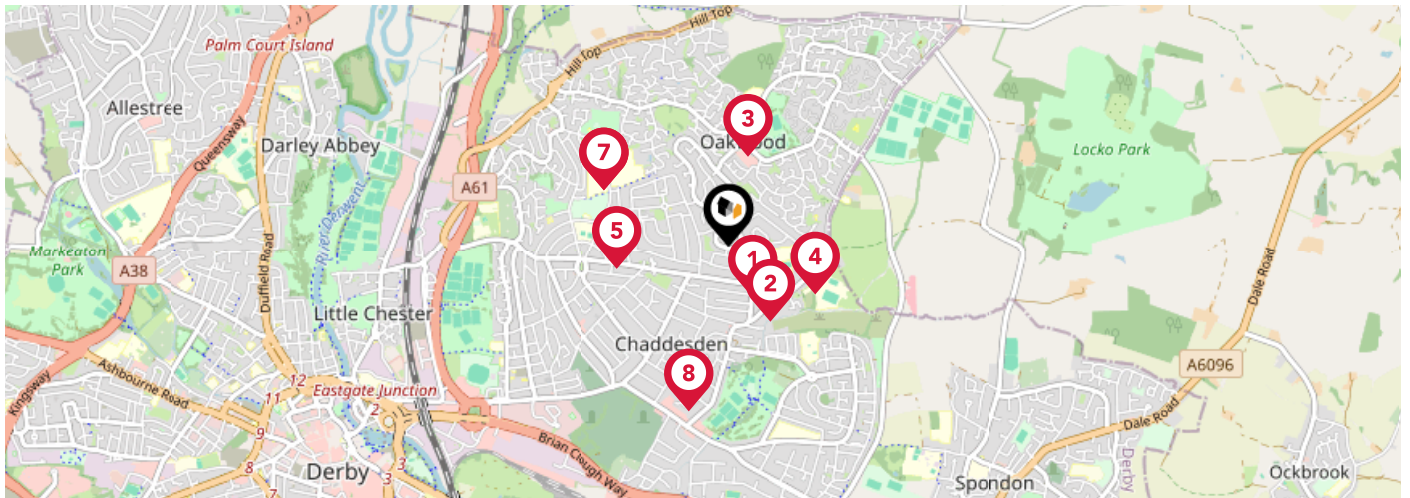


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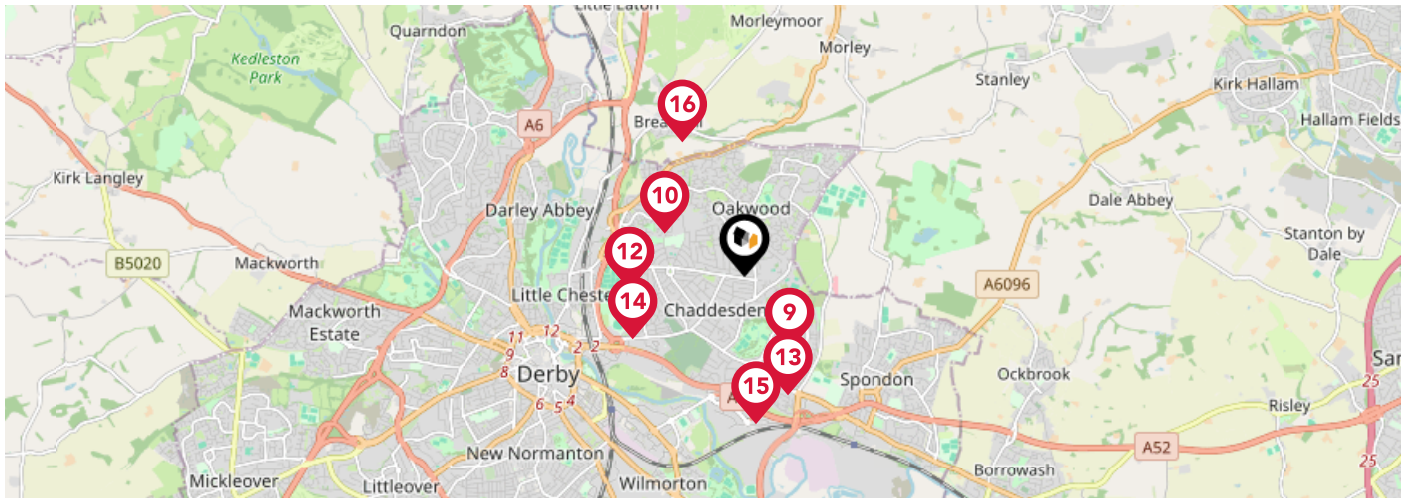


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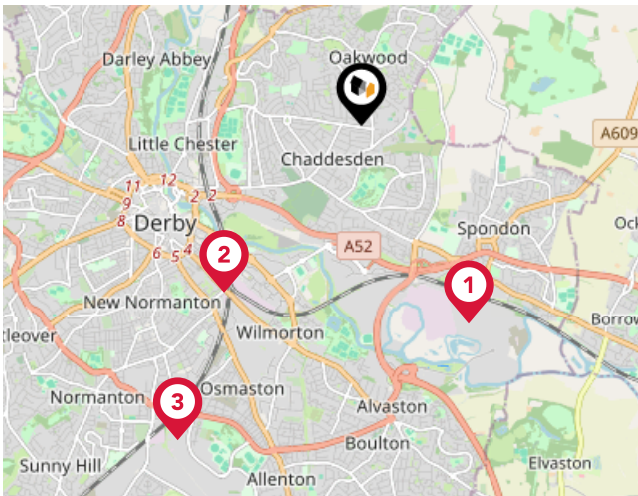


		Nursery	Primary	Secondary	College	Private
1	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lees Brook Community School Ofsted Rating: Good Pupils: 1105 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 437 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



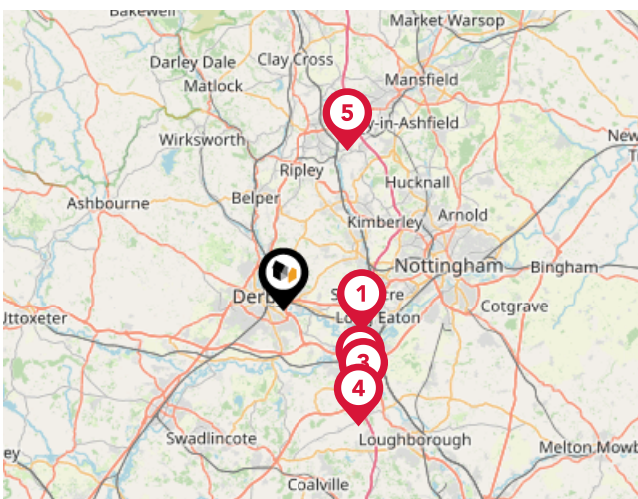
	Nursery	Primary	Secondary	College	Private
<p>9 Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.81</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 328 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:1.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



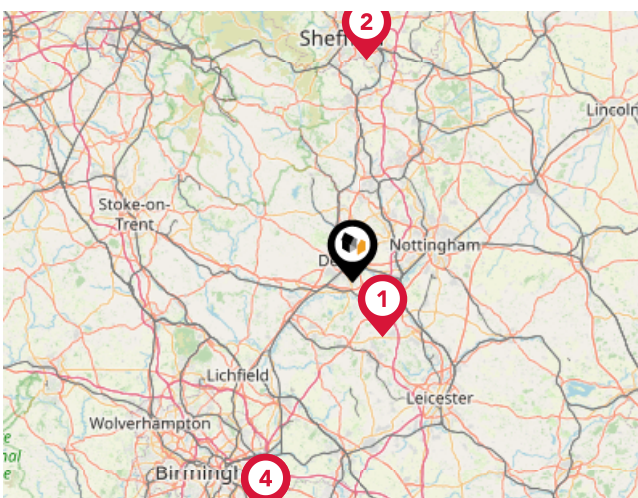
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.01 miles
2	Derby Rail Station	1.93 miles
3	Peartree Rail Station	3.26 miles



Trunk Roads/Motorways

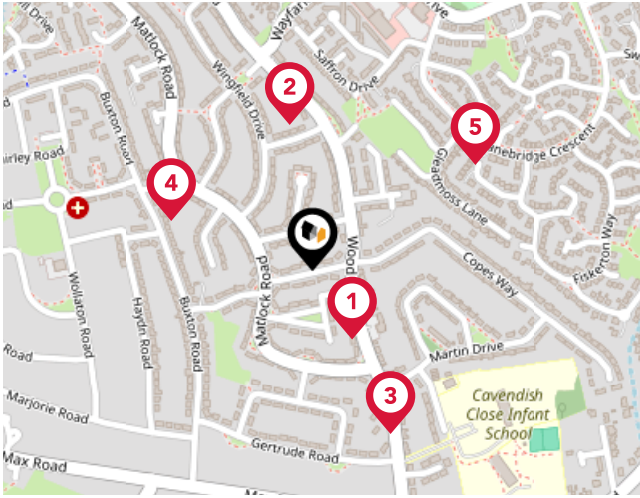
Pin	Name	Distance
1	M1 J25	5.82 miles
2	M1 J24A	7.85 miles
3	M1 J24	8.71 miles
4	M1 J23A	9.86 miles
5	M1 J28	12.23 miles



Airports/Helipads

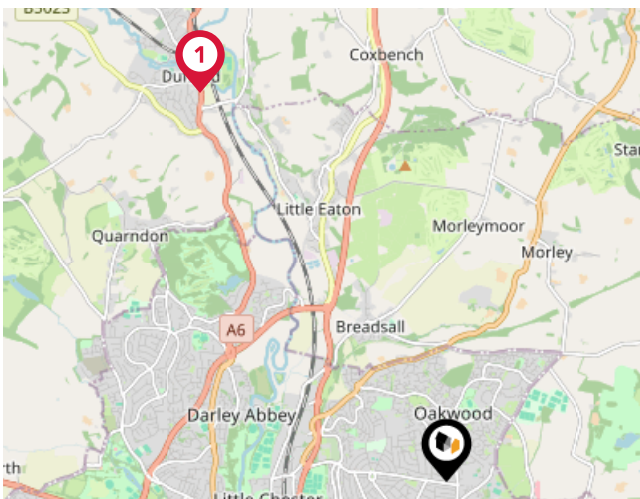
Pin	Name	Distance
1	East Midlands Airport	8.86 miles
2	Sheffield City Airport	31.74 miles
3	Birmingham International Airport Terminal 1	35.76 miles
4	Birmingham International Airport	35.76 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Grindlow Road	0.09 miles
2	Chinley Road	0.16 miles
3	Martin Drive	0.2 miles
4	Brassington Road	0.17 miles
5	Danebridge Crescent	0.22 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.11 miles
2	Tram Park & Ride	7.29 miles
3	Toton Lane Tram Stop	7.29 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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