

Hannells
A Moving Experience

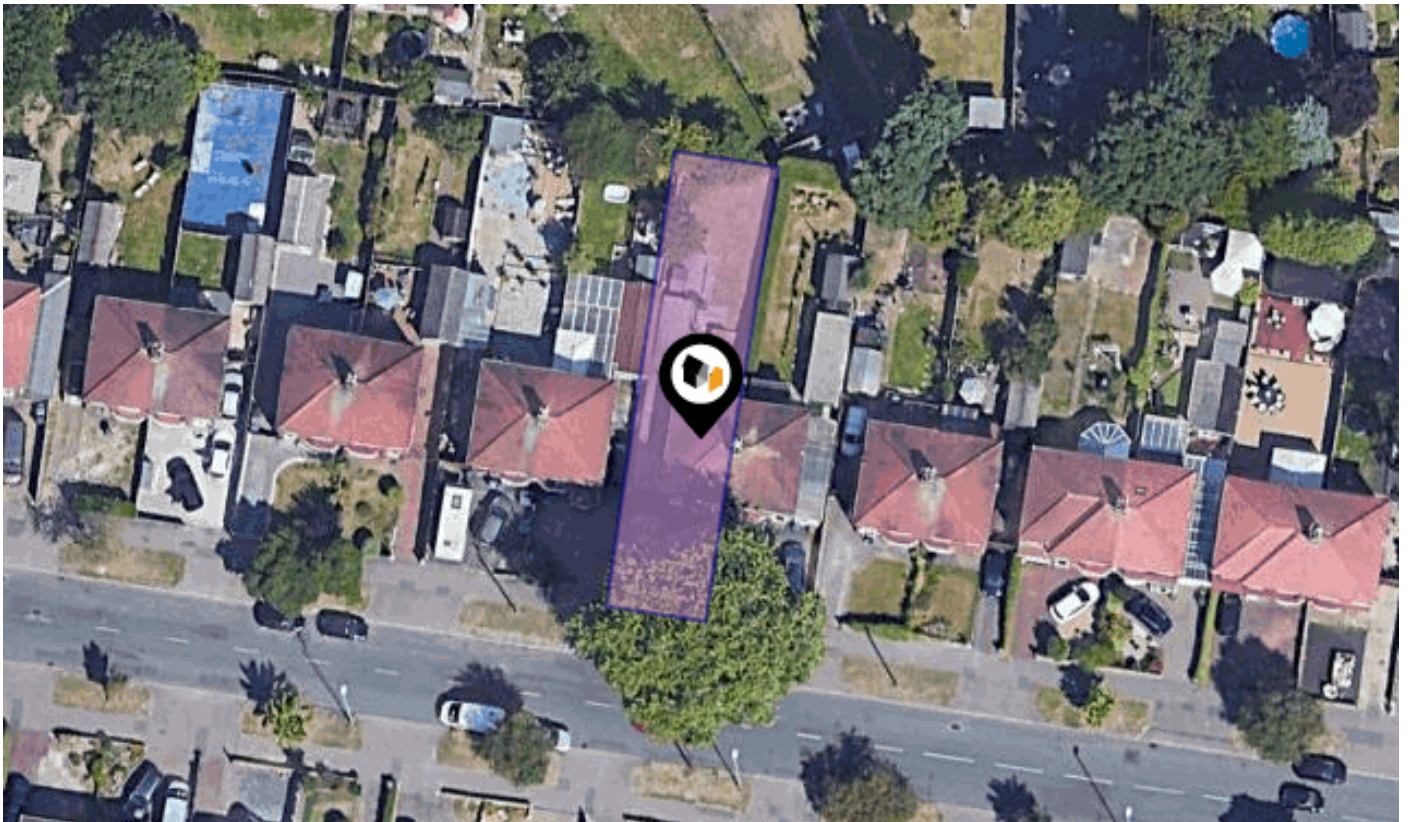


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd August 2024



MAX ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Traditional Bay-Fronted, Semi-Detached Home
- > No Upward Chain, Viewing Recommended
- > Two Reception Rooms, Three Bedrooms
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

An early viewing is recommended of this well-presented and appointed, traditional, bay-fronted, semi-detached home available for sale with no upward chain. The property would be Ideal for the first time buyer or growing family and benefits from two reception rooms, three bedrooms, a double length carport and a garage!

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, two reception rooms, sun lounge and fitted kitchen. To the first floor the landing provides access to three bedrooms and family bathroom. Outside, there are garden to both front and rear elevations. A driveway provides off-road parking and in-turn provides access to a double length carport and garage.

Max Road is well situated for Chaddesden and its range of shops, schools and transport links together with excellent road link for the A38, A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Reception Hallway:

Bay Fronted Lounge: (12'1" x 10'0") 3.68 x 3.05

Sitting/Dining Room: (13'1" x 10'0") 3.99 x 3.05

Kitchen: (13'1" x 5'1") 3.99 x 1.55

Sun Lounge: (9'1" x 7'1") 2.77 x 2.16

First Floor Landing:

Bedroom One: (13'1" x 10'0") 3.99 x 3.05

Bedroom Two: (10'11" x 9'0") 3.33 x 2.74

Bedroom Three: (8'0" x 6'1") 2.44 x 1.85

Family Bathroom: (10'0" x 5'1") 3.05 x 1.55

Outside:

There are gardens to both front and rear elevations, the front incorporates a driveway providing off-road parking and provides access to an double length carport providing access through to a GARAGE with up and over door, light and power. There is a covered store area with French doors to the rear garden. The rear garden is enclosed and laid mainly to lawn with mature hedgerows and paved patio area. Cold water tap.

Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 828 ft² / 77 m²
Plot Area: 0.08 acres
Year Built : 1930-1949
Council Tax : Band A
Annual Estimate: £1,405
Title Number: DY565151

Tenure: Freehold

Local Area

Local Authority: Derby city
Conservation Area: No
Flood Risk:
• Rivers & Seas: No Risk
• Surface Water: Medium

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s	76 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

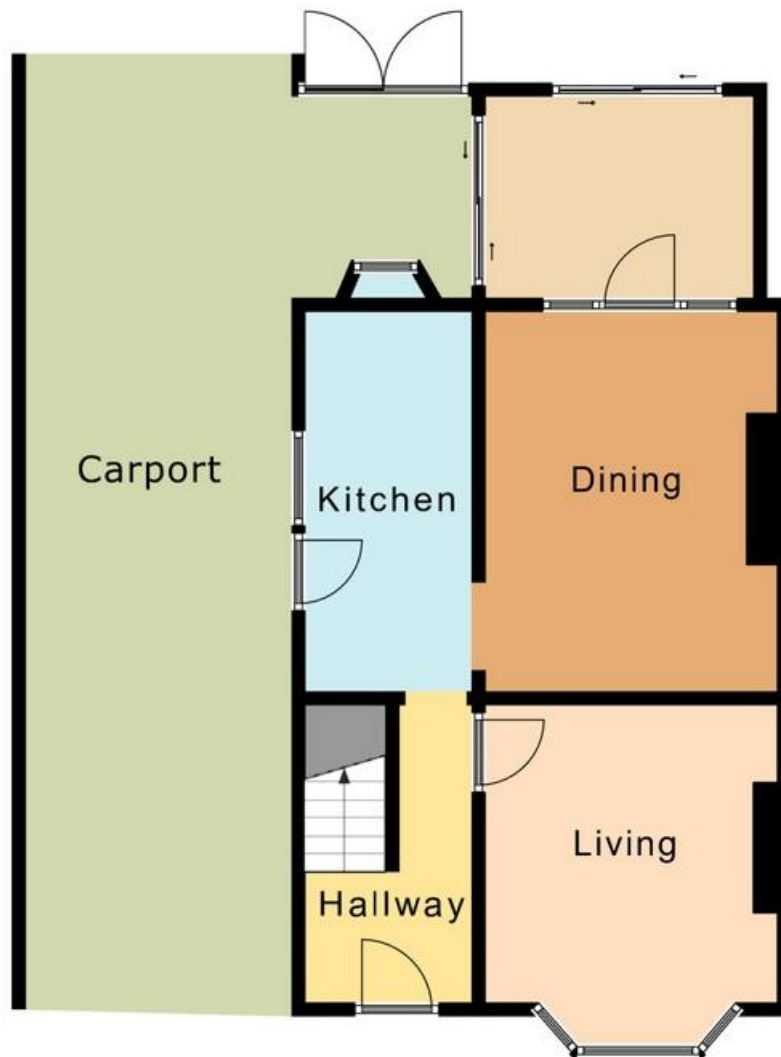




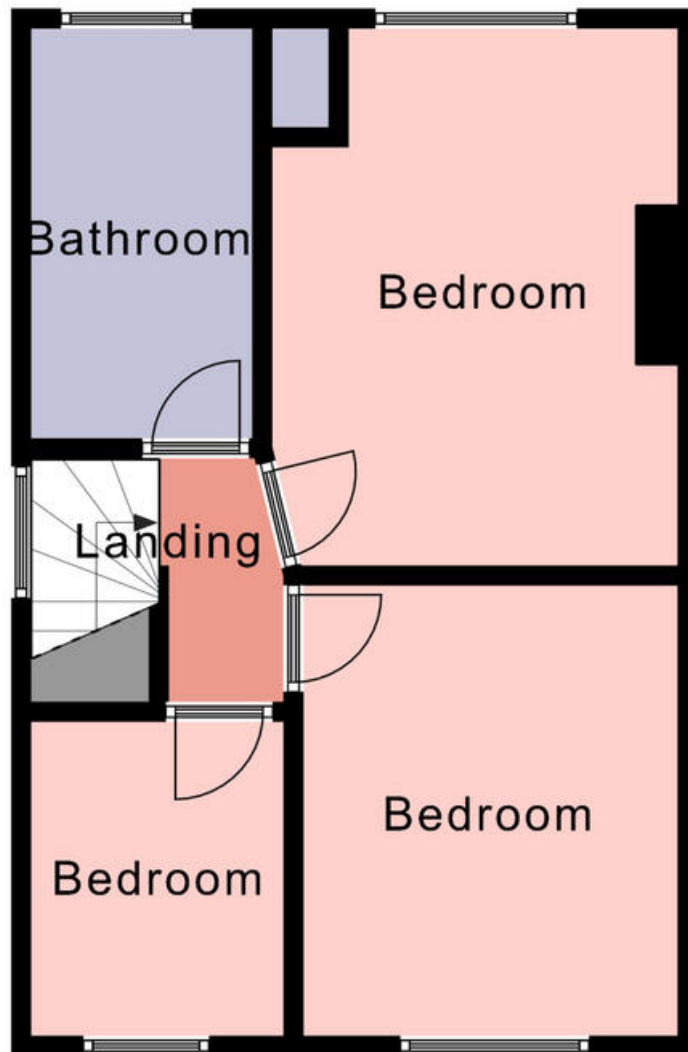
Gallery Photos



MAX ROAD, CHADDESSEN, DERBY, DE21



MAX ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Max Road, Chaddesden, DE21

Energy rating

D

Valid until 05.03.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

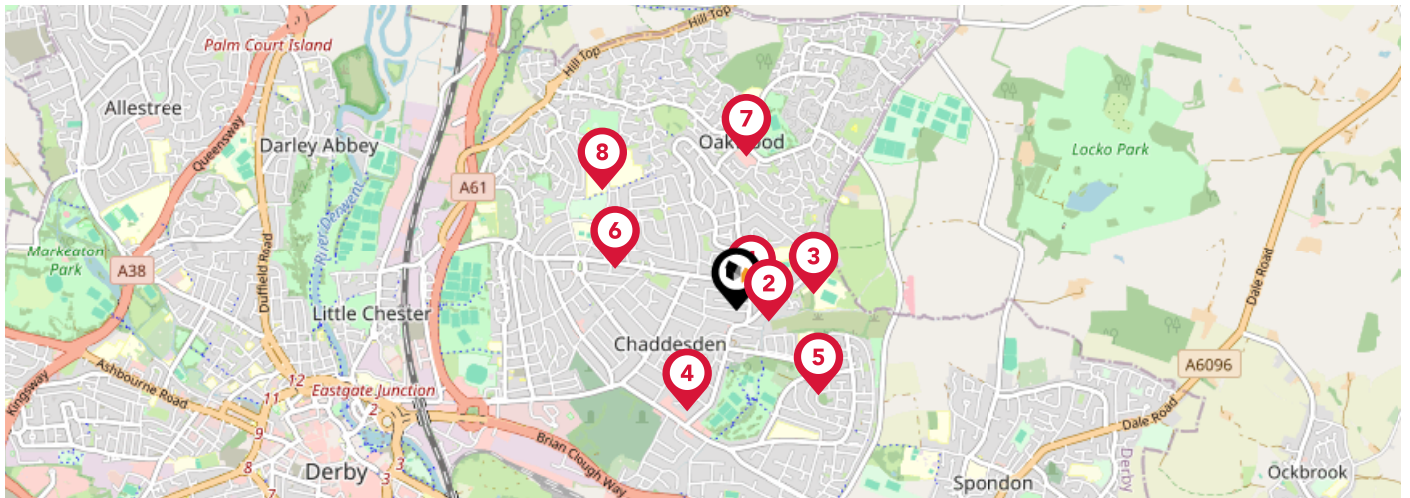
Property

EPC - Additional Data

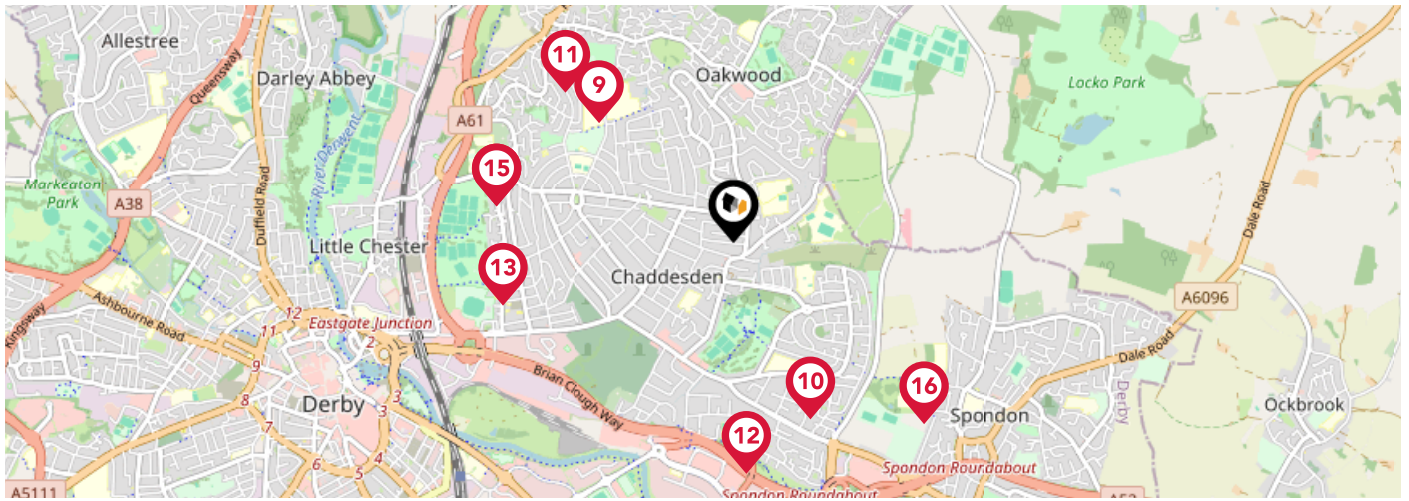


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 25 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 40% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	77 m ²

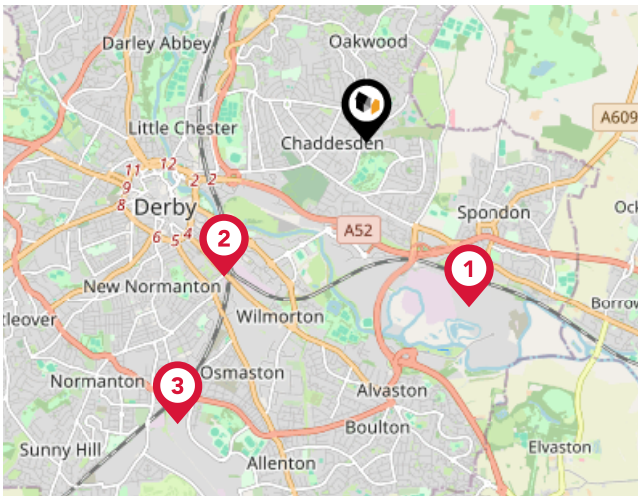


	Nursery	Primary	Secondary	College	Private
1 Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Lees Brook Community School Ofsted Rating: Good Pupils: 1105 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 437 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



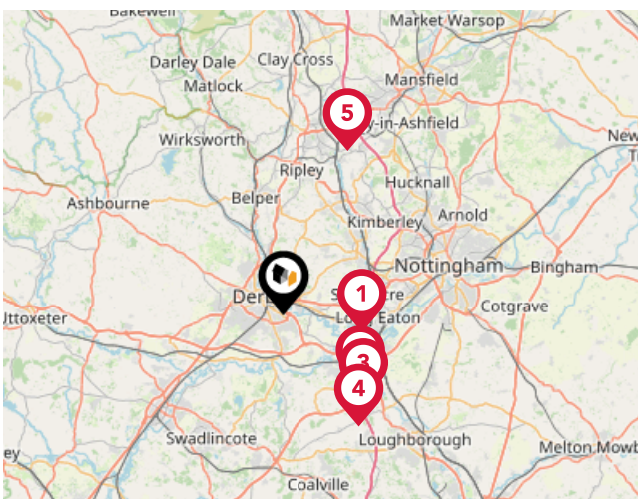
		Nursery	Primary	Secondary	College	Private
	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 328 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1362 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



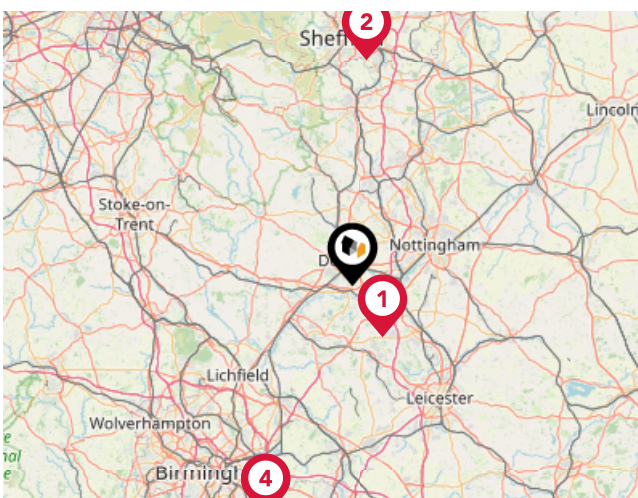
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.74 miles
2	Derby Rail Station	1.75 miles
3	Peartree Rail Station	3.03 miles



Trunk Roads/Motorways

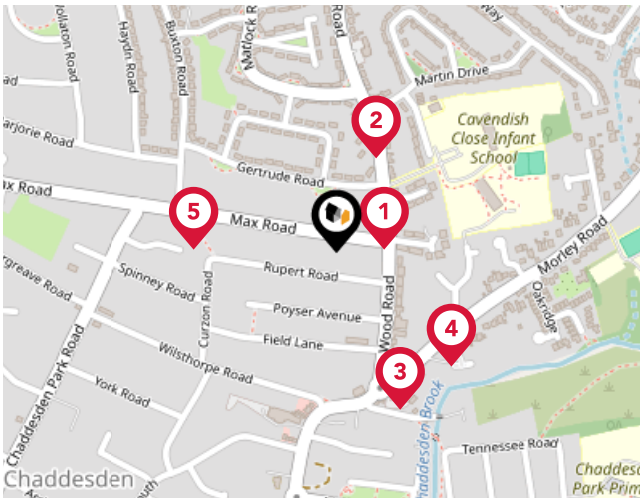
Pin	Name	Distance
1	M1 J25	5.71 miles
2	M1 J24A	7.62 miles
3	M1 J24	8.47 miles
4	M1 J23A	9.59 miles
5	M1 J28	12.48 miles



Airports/Helipads

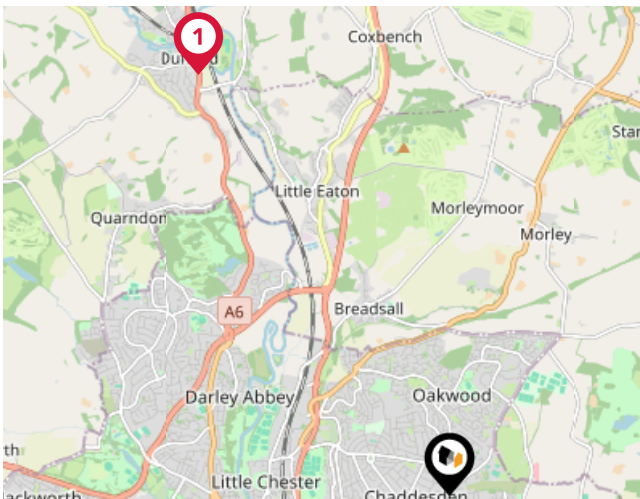
Pin	Name	Distance
1	East Midlands Airport	8.59 miles
2	Sheffield City Airport	32.03 miles
3	Birmingham International Airport Terminal 1	35.51 miles
4	Birmingham International Airport	35.51 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Willetts Road	0.05 miles
2	Martin Drive	0.11 miles
3	Wood Road End	0.19 miles
4	Deborah Drive	0.18 miles
5	Buxton Road	0.16 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.38 miles
2	Tram Park & Ride	7.2 miles
3	Toton Lane Tram Stop	7.2 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



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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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