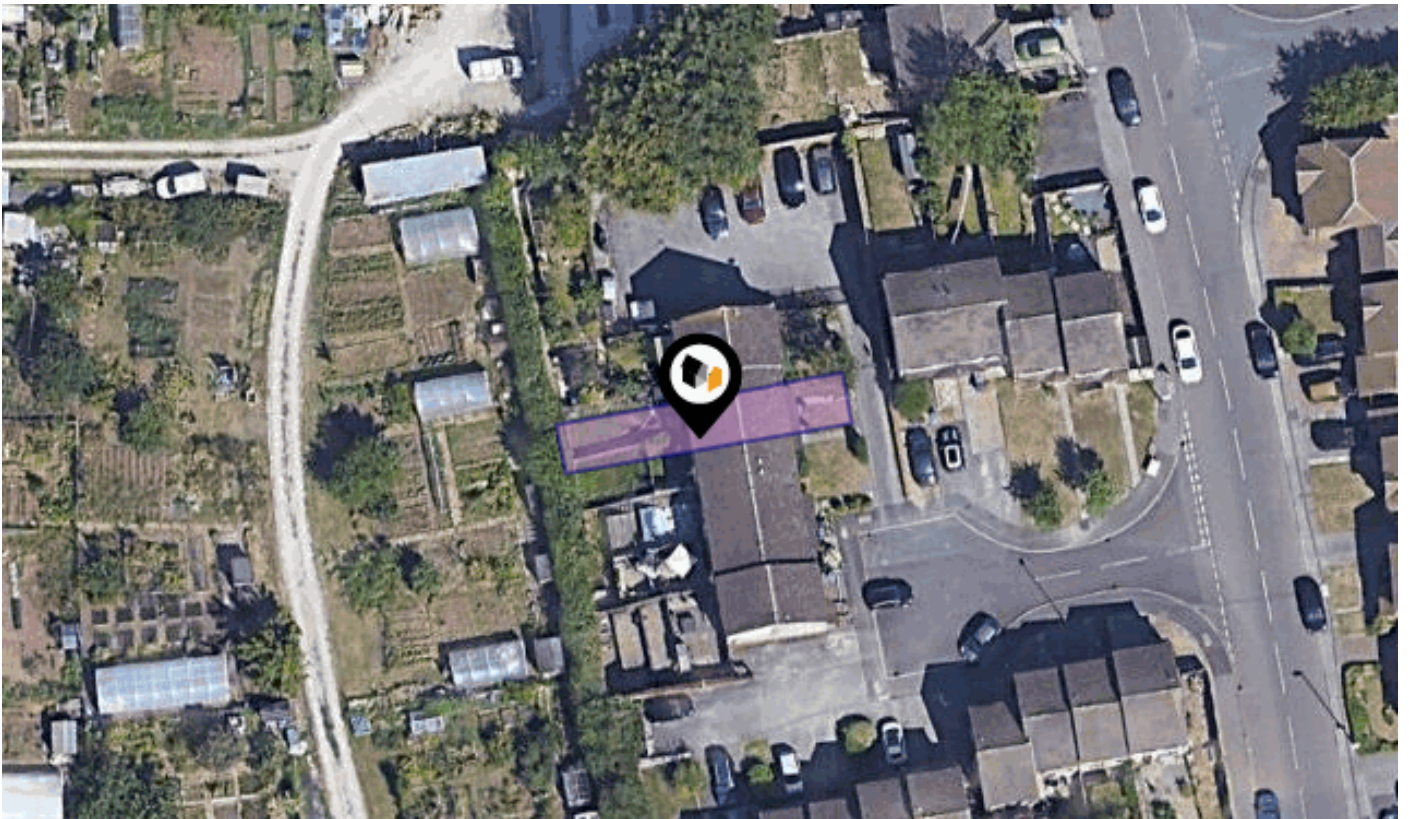




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 09<sup>th</sup> August 2024



## WALSHAM COURT, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Modern Two Double Bedroomed Mid Town House
- > No Upward Chain
- > Cul-De-Sac Location
- > Awaiting EPC Rating, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

A modern mid town house set back within a cul-de-sac off Old Mansfield Road and available with no upward chain. The property benefits from two good size bedrooms and allocated parking. The property would benefit from some cosmetic improvement and would be ideal for the first time buyer.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance lobby, cloakroom/WC, kitchen and lounge/dining room. To the first floor the landing provides access to two double bedrooms and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations. There is also the benefit of allocated parking.

Walsham Court is a cul-de-sac location off Old Mansfield Road and is well situated for Derby City Centre, shops, schools and transport links together with excellent road links for the A38, A52 and M1 Motorway.

### Room Measurement & Details

Entrance Hallway:

Cloakroom/WC:

Kitchen: (8'0" x 6'0") 2.44 x 1.83

Lounge/Dining Room: (15'0" x 12'1") 4.57 x 3.68

First Floor Landing:

Double Bedroom One: (12'1" x 8'0") 3.68 x 2.44

Double Bedroom Two: (12'1" x 8'0") 3.68 x 2.44

Bathroom: (6'11" x 6'0") 2.11 x 1.83

Outside:

There is a small garden area to the elevation and an allocated parking space. The rear garden is enclosed and laid mainly to lawn.



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Plot Area:</b>	0.02 acres		
<b>Year Built :</b>	1991-1995		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,405		
<b>Title Number:</b>	DY177336		

## Local Area

<b>Local Authority:</b>	City of 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>1</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:

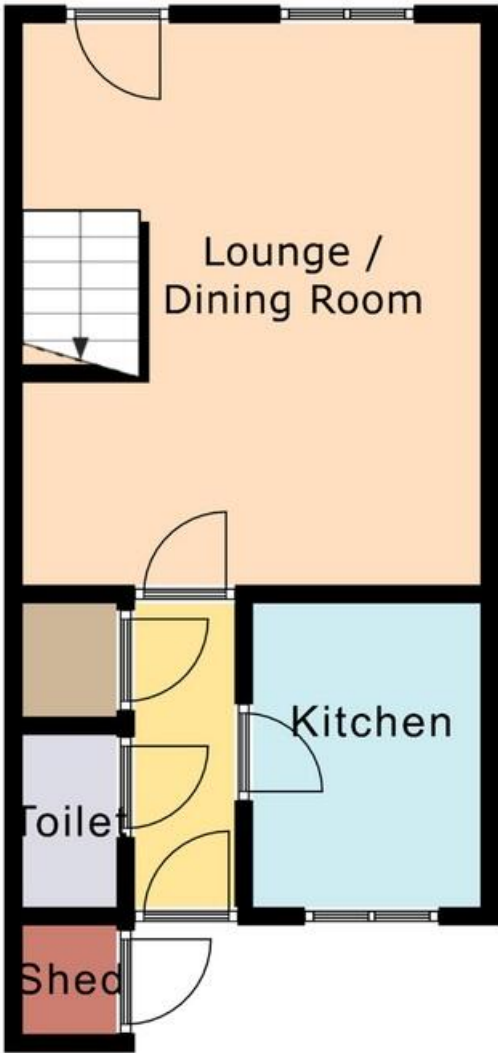




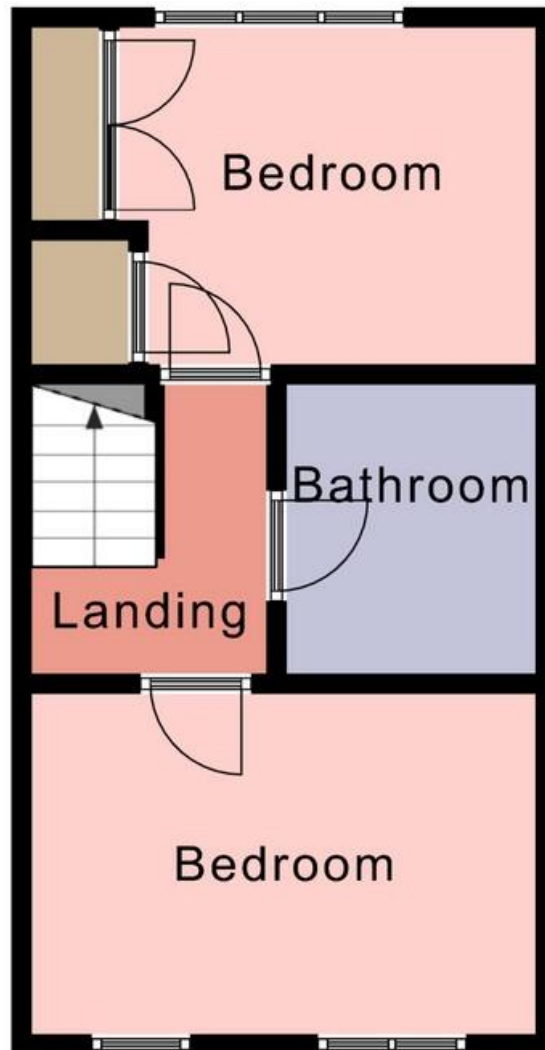




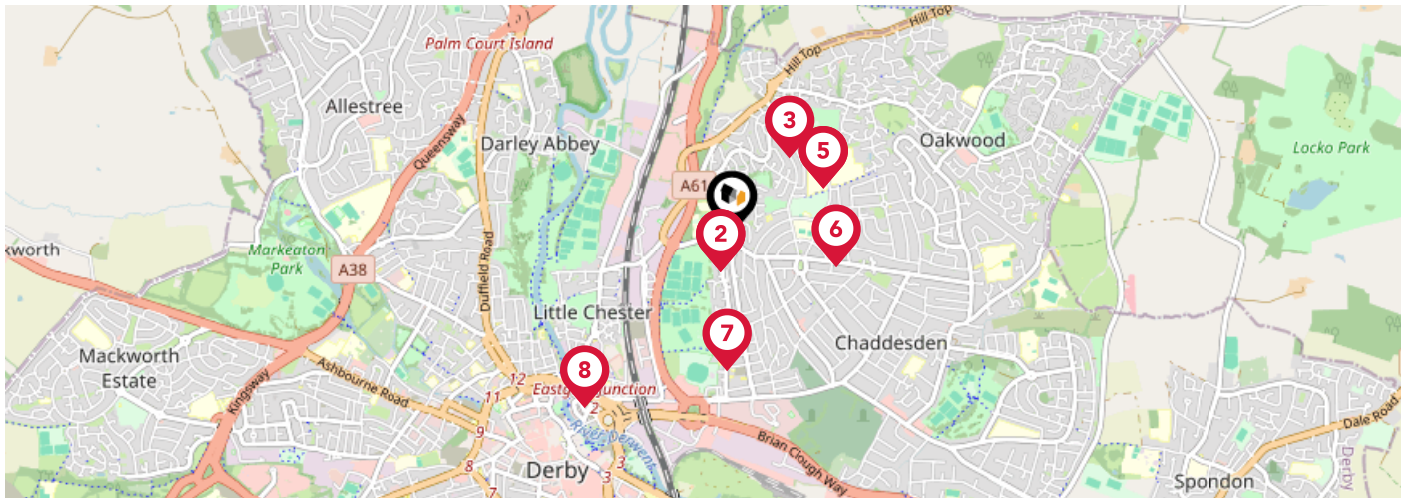
**WALSHAM COURT, DERBY, DE21**



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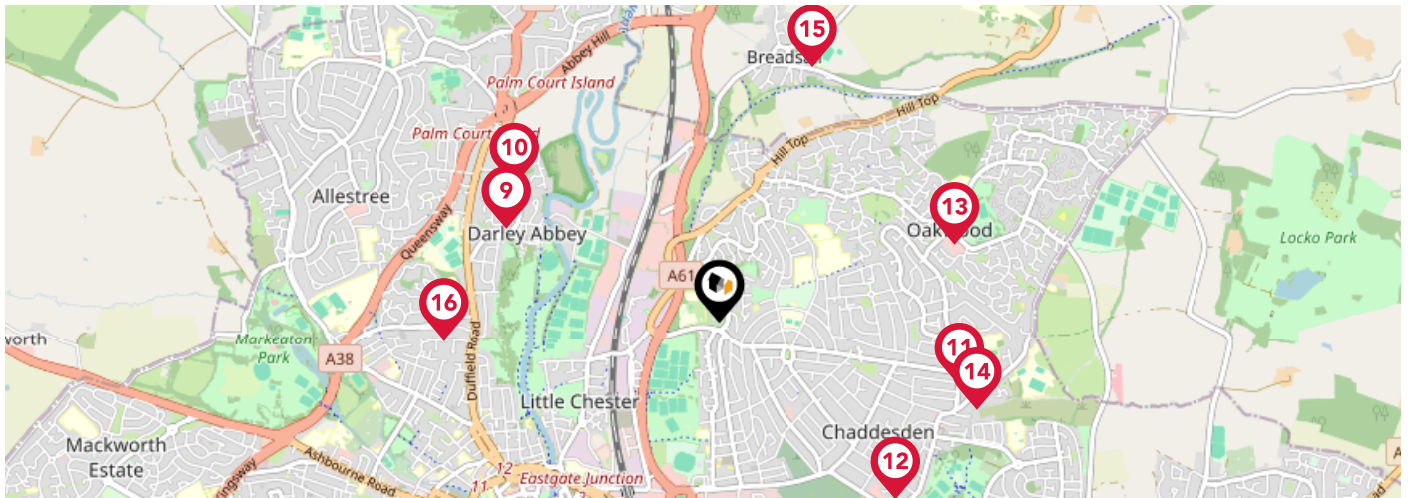






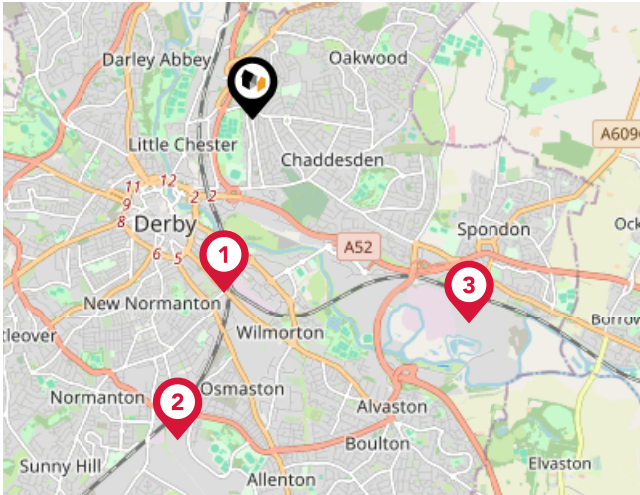
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Beaufort Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 269   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Landau Forte College</b> Ofsted Rating: Outstanding   Pupils: 1240   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





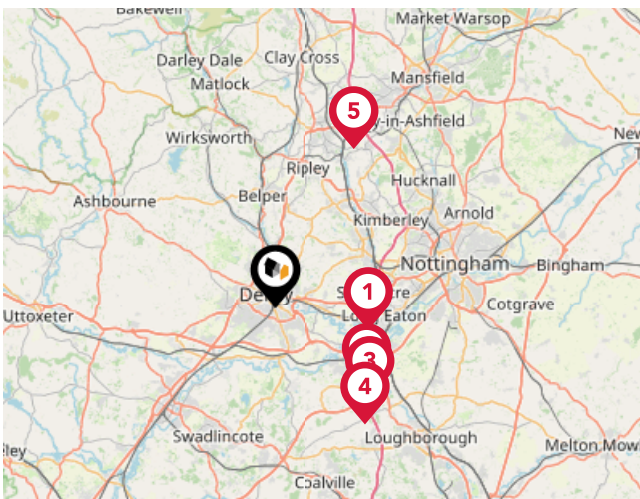
		Nursery	Primary	Secondary	College	Private
	<b>Walter Evans Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 449   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Old Vicarage School</b> Ofsted Rating: Not Rated   Pupils: 121   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 382   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



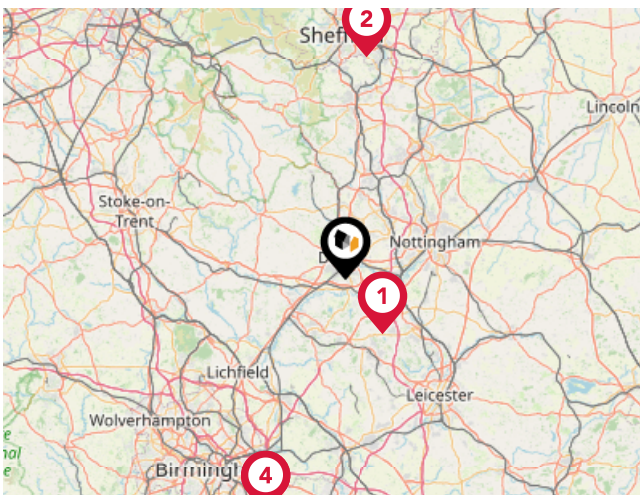
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.57 miles
2	Peartree Rail Station	2.94 miles
3	Spondon Rail Station	2.65 miles



## Trunk Roads/Motorways

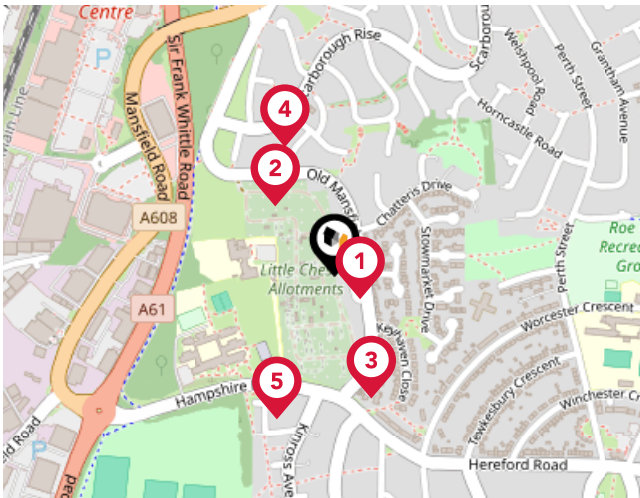
Pin	Name	Distance
1	M1 J25	6.77 miles
2	M1 J24A	8.6 miles
3	M1 J24	9.42 miles
4	M1 J23A	10.46 miles
5	M1 J28	12.58 miles



## Airports/Helipads

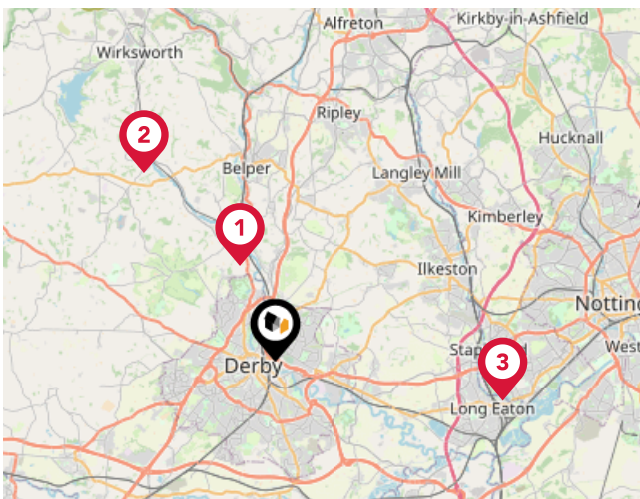
Pin	Name	Distance
1	East Midlands Airport	9.42 miles
2	Sheffield City Airport	31.77 miles
3	Birmingham International Airport Terminal 1	35.48 miles
4	Birmingham International Airport	35.48 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Walsham Court	0.04 miles
2	Halifax Close	0.1 miles
3	Ramsdean Close	0.14 miles
4	Pickering Rise	0.16 miles
5	Kinross Avenue	0.17 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.64 miles
2	Idridgehay (Ecclesbourne Valley Railway)	8.2 miles
3	Tram Park & Ride	8.25 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.



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# Hannells

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