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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15th August 2024



MADISON AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Proportioned, Three-Bedroom, End Terrace Home
- > Ideal Family/First Time Home
- > Good Size Plot With Enclosed Gardens, Driveway & Garage
- > EPC Rating C, Standard Construction
- > Through Lounge/Dining Room, Kitchen

Property Description

A well-proportioned, three-bedroom, end terrace home occupying a larger than average plot with ample parking, detached garage and a mature south-facing rear garden. The property would be ideal for the first time buyer and viewing is recommended!

The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- reception hallway cloakroom/WC, through lounge/dining room and kitchen. To the first floor the landing provides access to three bedrooms and shower room with a three piece suite. Outside, there are garden to both front and rear elevations, driveway and garage.

Room Measurement & Details

Reception Hallway: (10'10" x 6'7") 3.30 x 2.01

Cloakroom/WC: (2'6" x 4'6") 0.76 x 1.37

Kitchen: (9'8" x 10'3") 2.95 x 3.12

Through Lounge/Dining Area: (13'7" x 17'1") 4.14 x 5.21

First Floor Landing (with access to the loft space being boarded with ladder and light): (7'11" x 2'11") 2.41 x 0.89

Double Bedroom One: (13'9" x 9'10") 4.19 x 3.00

Double Bedroom Two: (10'0" x 10'3") 3.05 x 3.12

Bedroom Three: (9'11" x 6'11") 3.02 x 2.11

Shower Room: (5'6" x 4'10") 1.68 x 1.47

Outside:

The property occupies a larger than average plot with gardens to both front and rear elevations. The front incorporates a driveway providing off-road parking and access to a GARAGE 9'1" x 17'10" with up and over door, light and power. The rear garden is enclosed and has a paved patio area, lawned area, flowers and shrubs. Cold water tap, two garden sheds and brick built outhouse.

Property Overview



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	753 ft ² / 70 m ²
Plot Area:	0.12 acres
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY100821

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)

6 mb/s	43 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



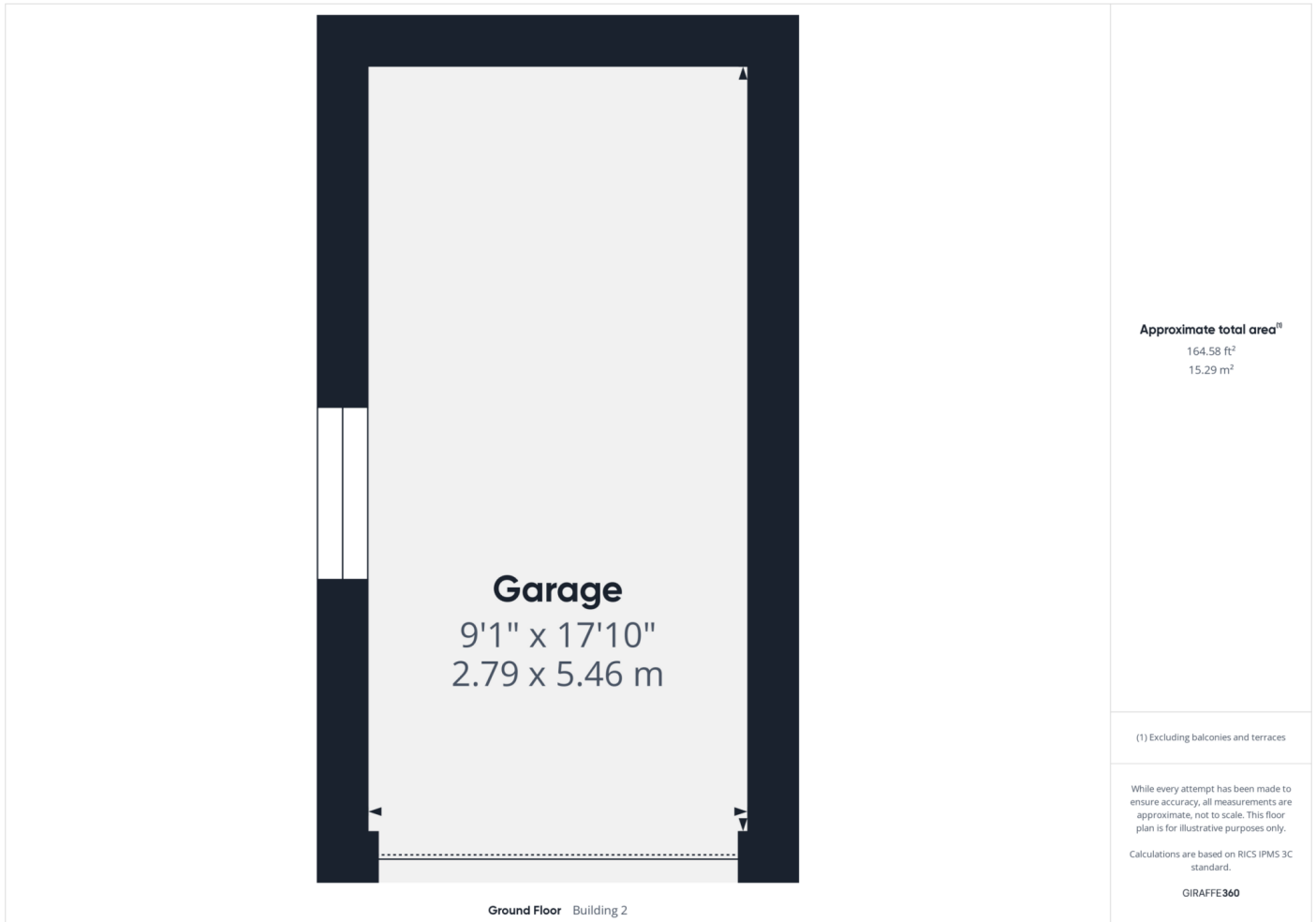
Gallery Photos



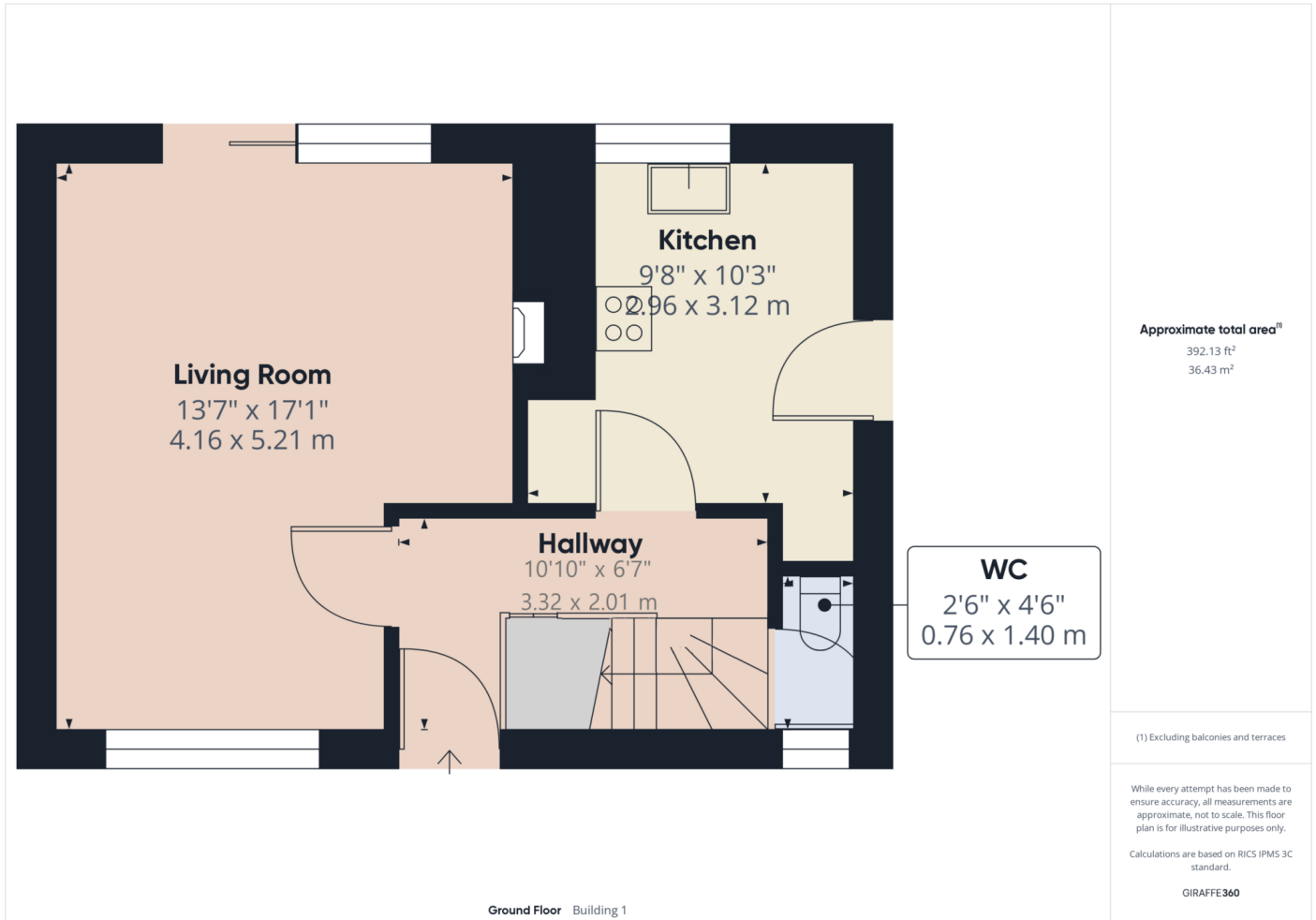
Gallery Photos



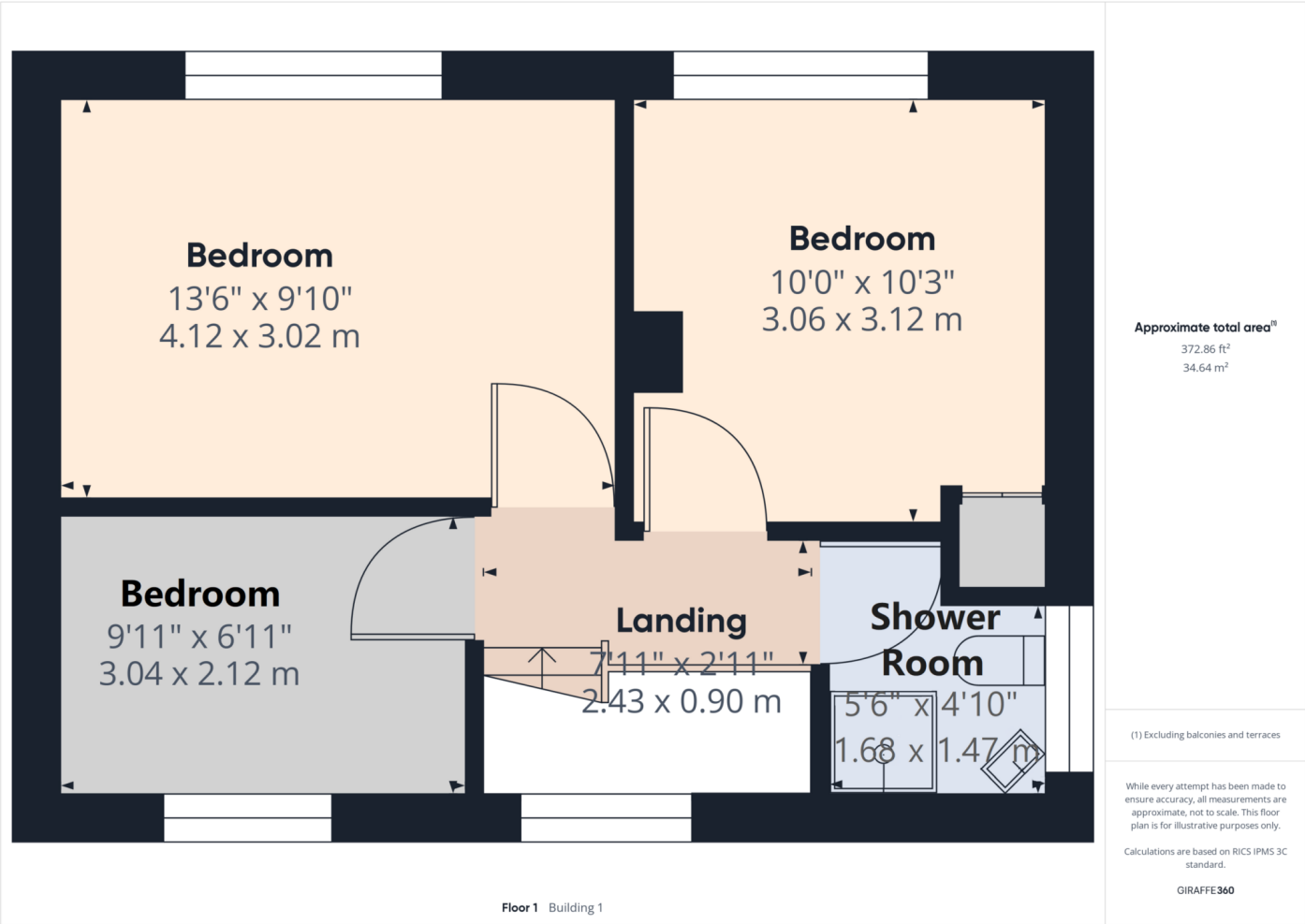
MADISON AVENUE, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

C

Valid until 13.08.2034

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

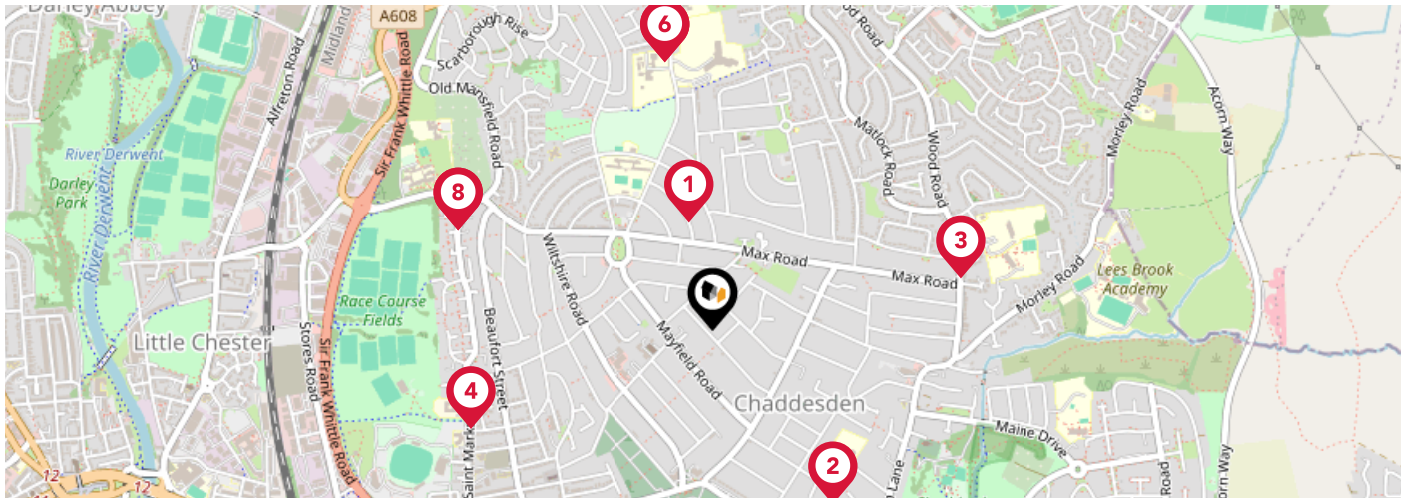
Property

EPC - Additional Data

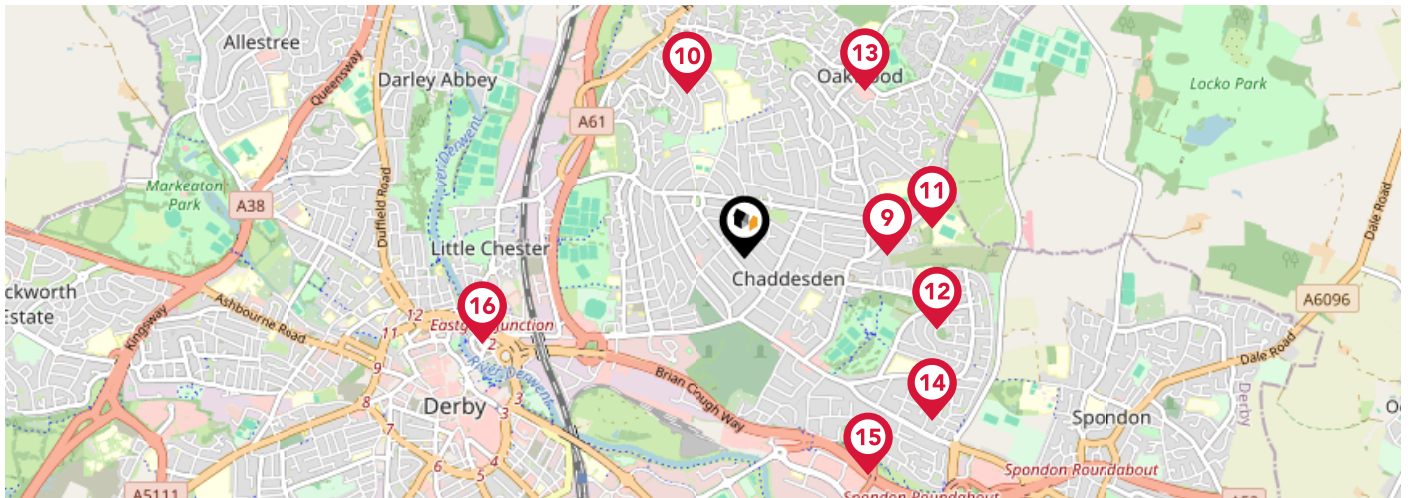


Additional EPC Data

Property Type:	End-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 80% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	70 m ²

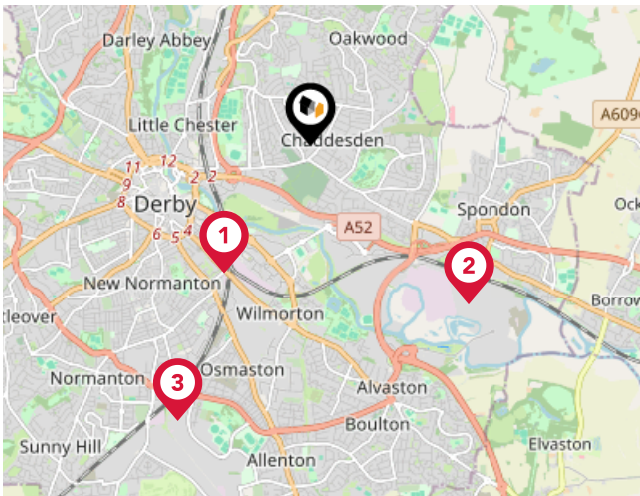


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2	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



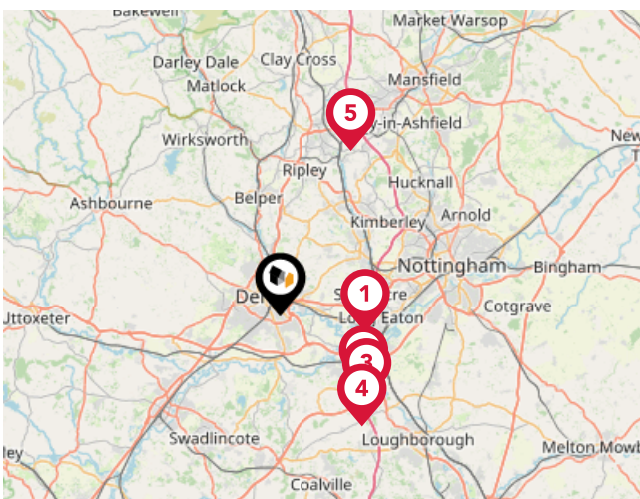
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	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Landau Forte College Ofsted Rating: Outstanding Pupils: 1240 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



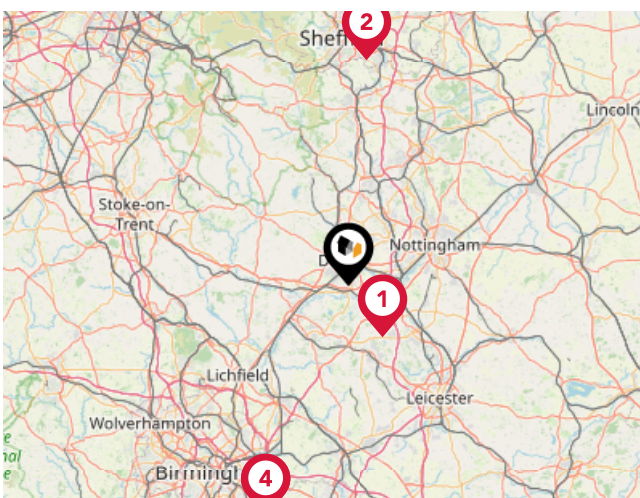
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.38 miles
2	Spondon Rail Station	2 miles
3	Peartree Rail Station	2.74 miles



Trunk Roads/Motorways

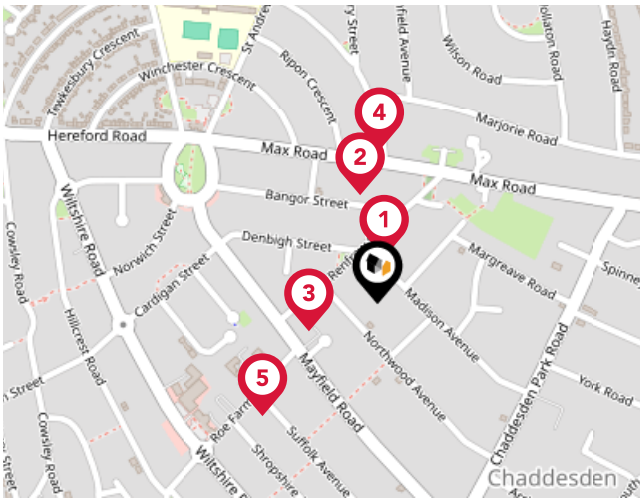
Pin	Name	Distance
1	M1 J25	6.18 miles
2	M1 J24A	7.94 miles
3	M1 J24	8.77 miles
4	M1 J23A	9.83 miles
5	M1 J28	12.72 miles



Airports/Helipads

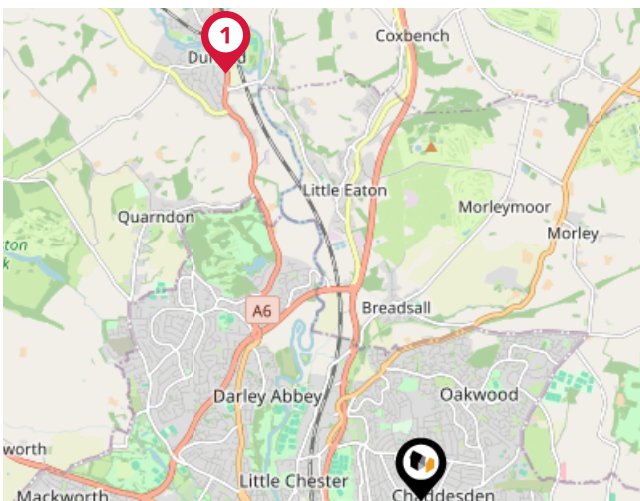
Pin	Name	Distance
1	East Midlands Airport	8.8 miles
2	Sheffield City Airport	32.12 miles
3	Birmingham International Airport Terminal 1	35.28 miles
4	Birmingham International Airport	35.28 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bangor Street	0.05 miles
2	Worcester Crescent	0.12 miles
3	Renfrew Street No 14	0.08 miles
4	Marjorie Road	0.17 miles
5	Roe Farm Lane	0.18 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.2 miles
2	Tram Park & Ride	7.68 miles
3	Toton Lane Tram Stop	7.68 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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