

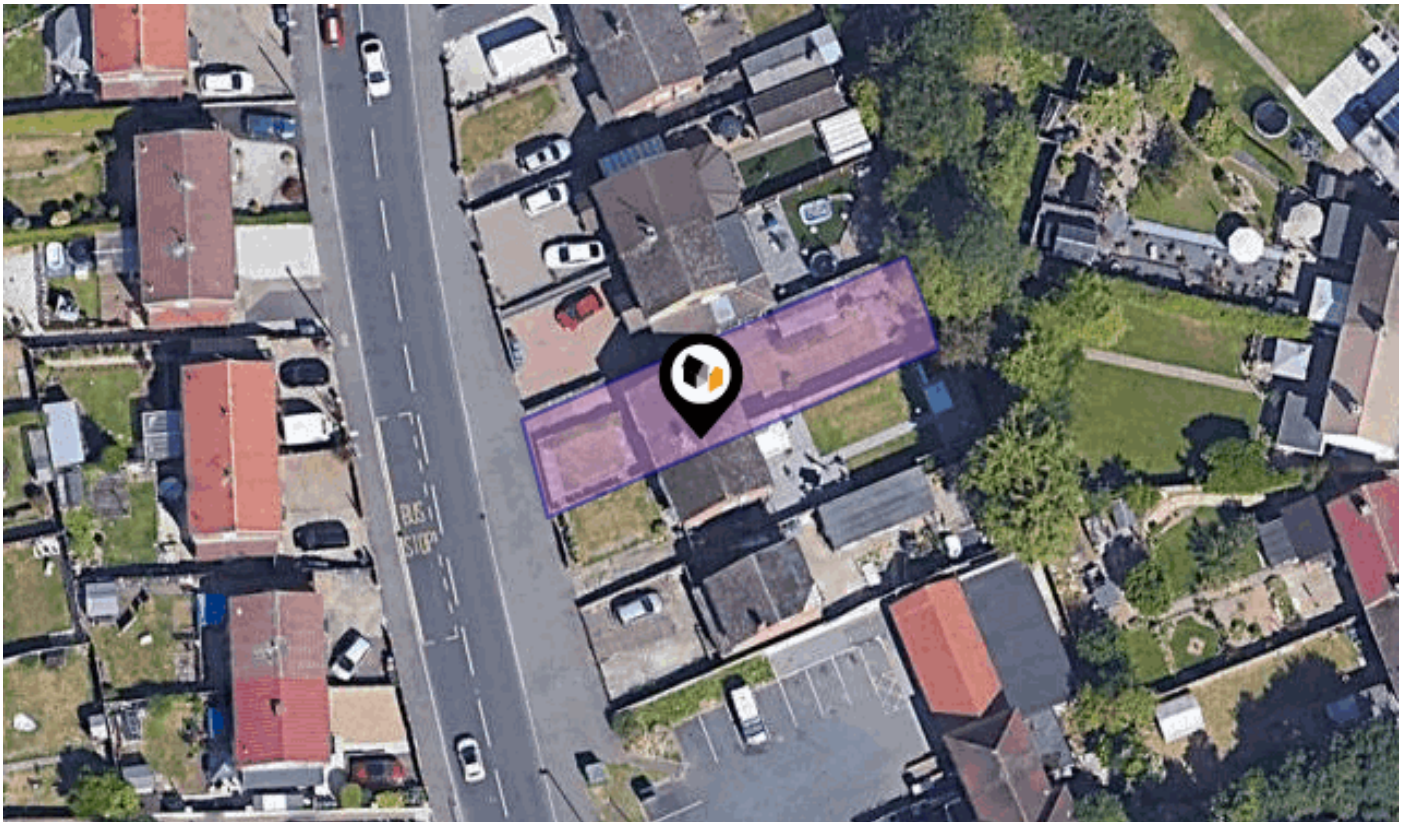


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29<sup>th</sup> August 2024



## WOOD ROAD, CHADDESSEN, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Well-Proportioned Semi-Detached Home
- > Three Bedrooms, No Upward Chain
- > Requires Some Modernisation/Improvement
- > EPC Rating E, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

An excellent opportunity for the investment purchaser or first time buyer to acquire this spacious semi-detached home which is available for sale with no upward chain. The well-proportioned property would benefit from some modernisation/updating and viewing is recommended. The accommodation briefly comprises:- reception hallway, lounge, dining room and kitchen. To the first floor the landing provides access to three bedrooms, bathroom and separate WC. Outside is a driveway which provides off-road parking. There is gated access to the side leading to the enclosed rear garden and garage (storage purpose only).

### Room Measurement & Details

#### Reception Hallway:

Lounge: (12'3" x 10'11") 3.73 x 3.33

Dining Room: (11'5" x 8'5") 3.48 x 2.57

Kitchen: (13'1" x 9'1") 3.99 x 2.77

#### First Floor Landing:

Bedroom One: (11'11" x 11'9") 3.63 x 3.58

Bedroom Two: (11'5" x 9'9") 3.48 x 2.97

Bedroom Three: (7'0" x 6'6") 2.13 x 1.98

Bathroom: (7'11" x 5'6") 2.41 x 1.68

#### Separate WC:

#### Outside:

To the front elevation is a garden area alongside the driveway which provides off-road parking. To the rear is an enclosed garden being mainly laid to lawn with garage (storage purpose only).



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	861 ft <sup>2</sup> / 80 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,405		
<b>Title Number:</b>	DY25387		

## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Medium
• Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>5</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



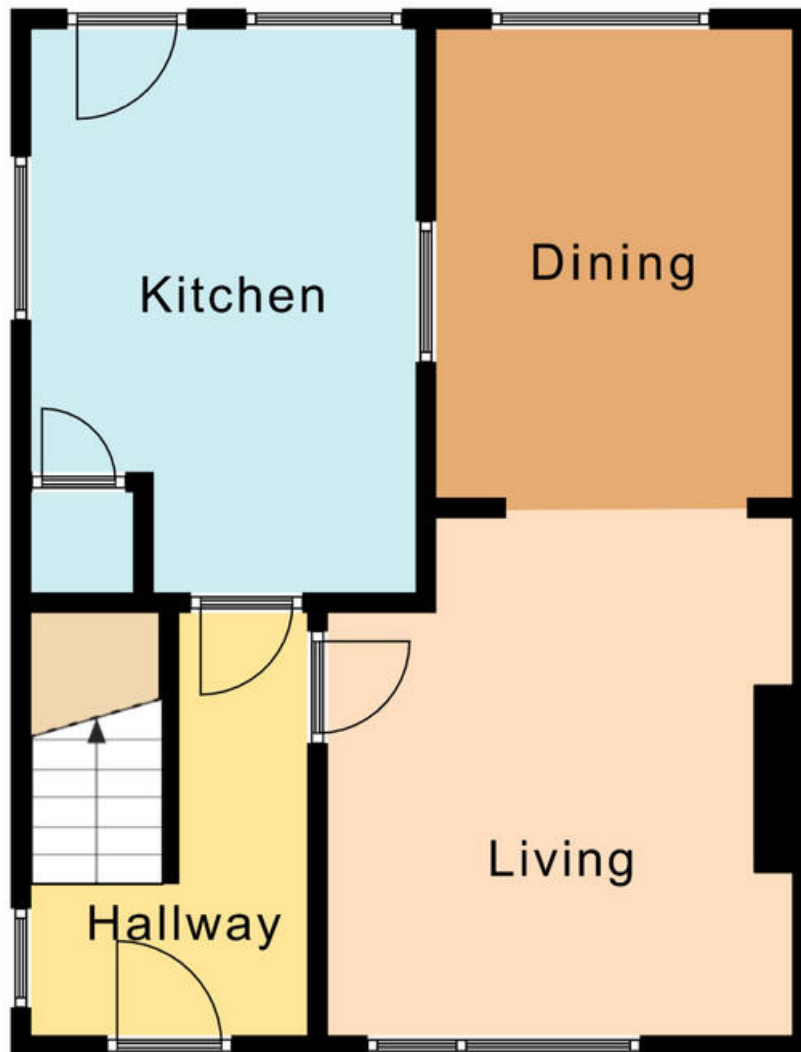
### Satellite/Fibre TV Availability:



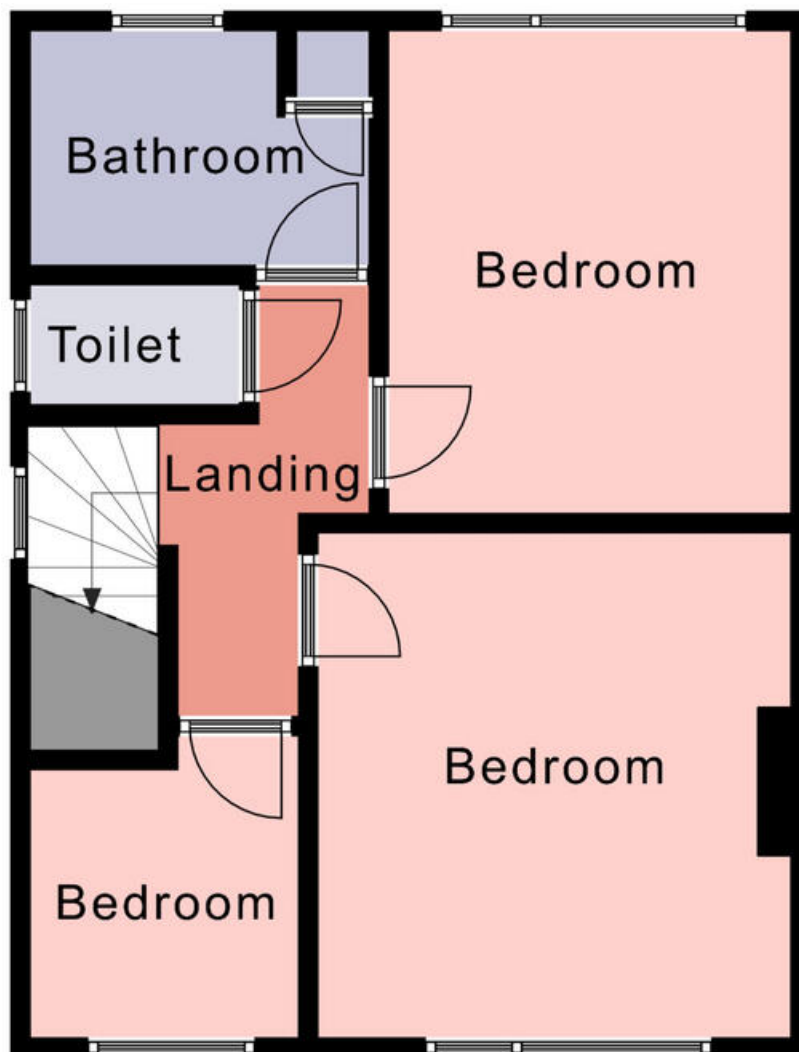




**WOOD ROAD, CHADDESSEN, DERBY, DE21**



**WOOD ROAD, CHADDESDEN, DERBY, DE21**



# Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

# E

Valid until 19.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		



# Property

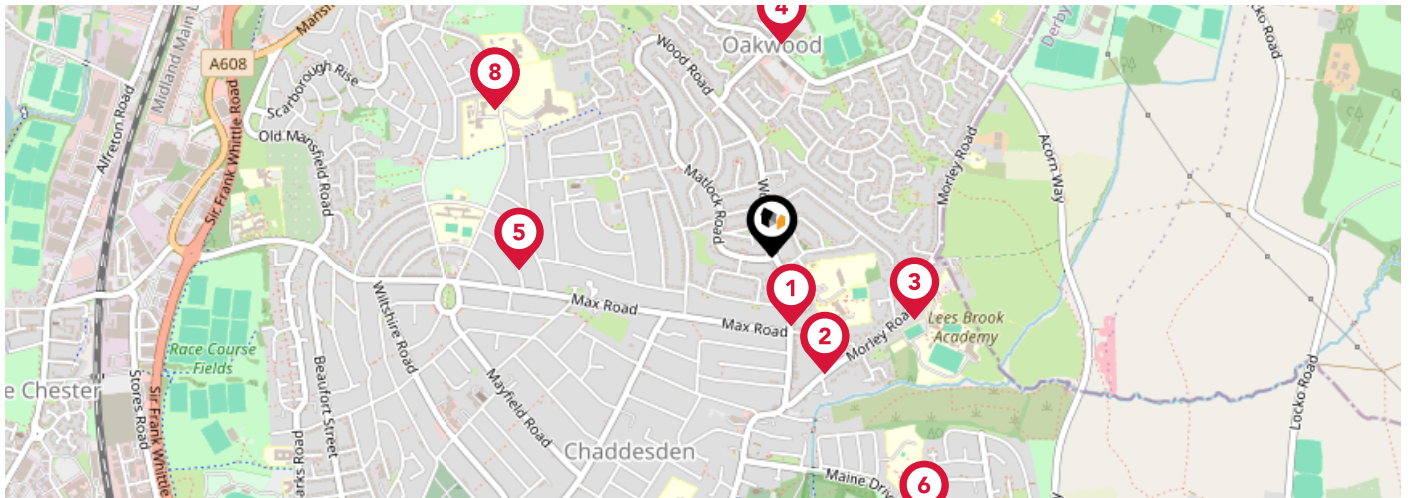
## EPC - Additional Data



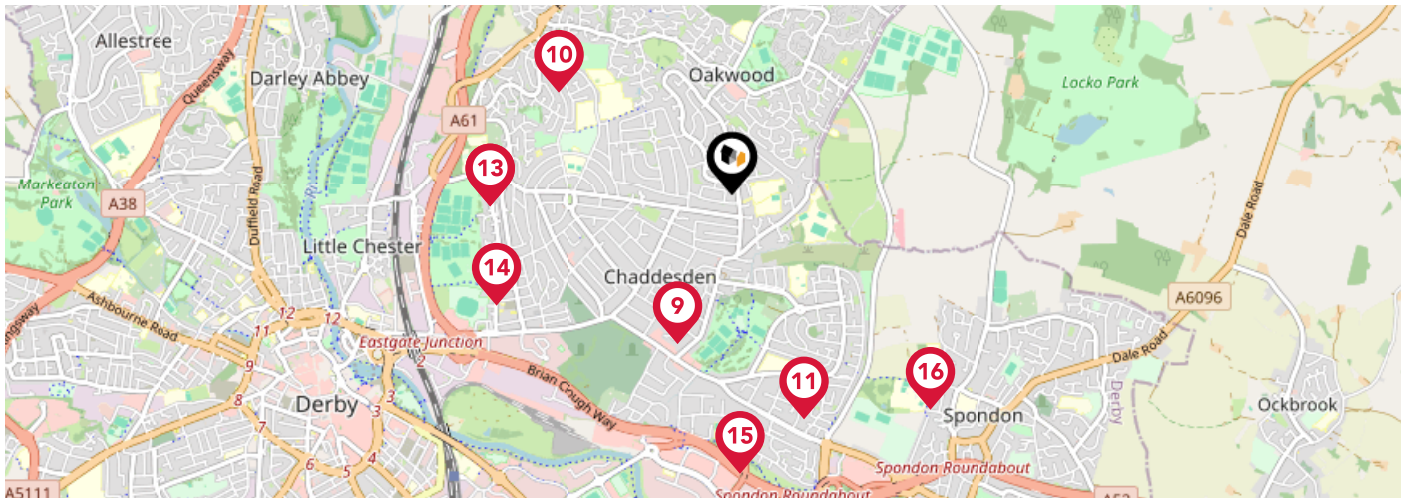
### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, no insulation
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	80 m <sup>2</sup>

# Area Schools

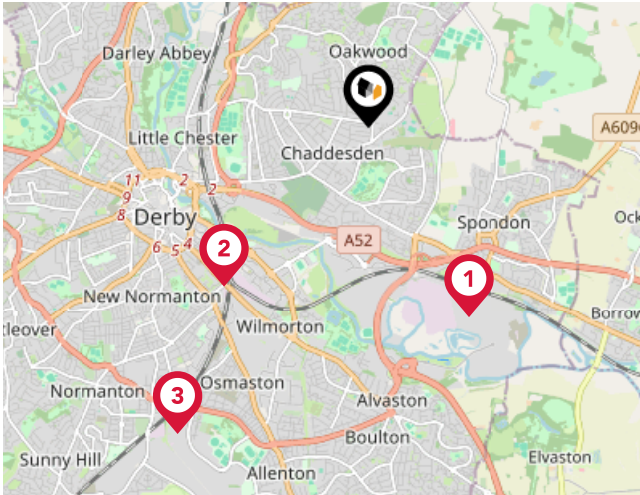


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> Cavendish Close Infant School</p> <p>Ofsted Rating: Good   Pupils: 265   Distance:0.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> Cavendish Close Junior Academy</p> <p>Ofsted Rating: Good   Pupils: 323   Distance:0.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> Lees Brook Academy</p> <p>Ofsted Rating: Good   Pupils: 1095   Distance:0.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> Parkview Primary School</p> <p>Ofsted Rating: Good   Pupils: 231   Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> Roe Farm Primary School</p> <p>Ofsted Rating: Requires improvement   Pupils: 393   Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> Chaddesden Park Primary School</p> <p>Ofsted Rating: Requires improvement   Pupils: 262   Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> Breadsall Hill Top Primary School</p> <p>Ofsted Rating: Good   Pupils: 428   Distance:0.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> Da Vinci Academy</p> <p>Ofsted Rating: Good   Pupils: 711   Distance:0.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



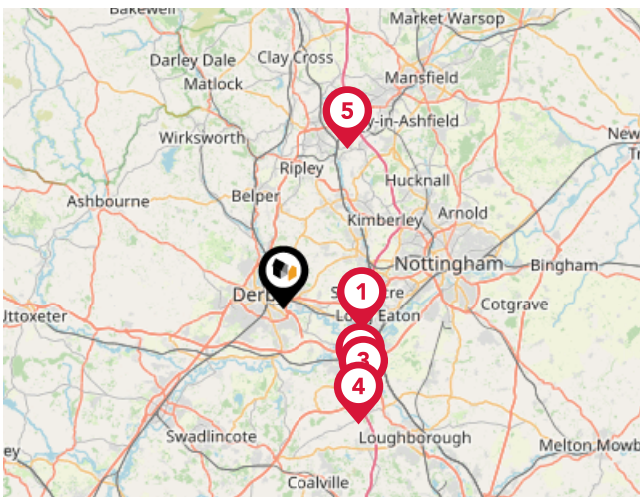
		Nursery	Primary	Secondary	College	Private
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beaufort Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 269   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 343   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



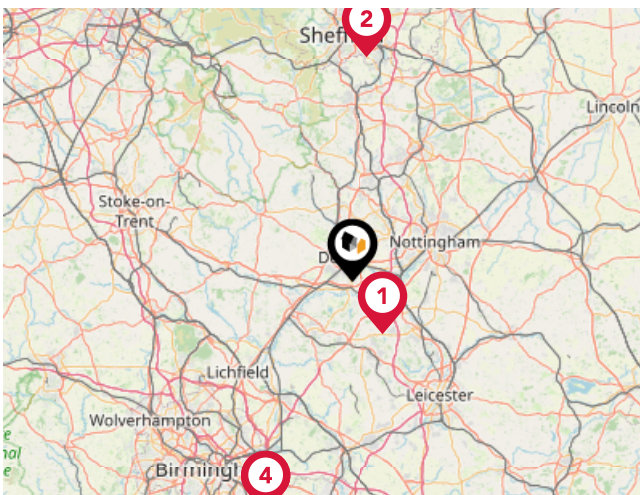
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.92 miles
2	Derby Rail Station	1.92 miles
3	Peartree Rail Station	3.22 miles



## Trunk Roads/Motorways

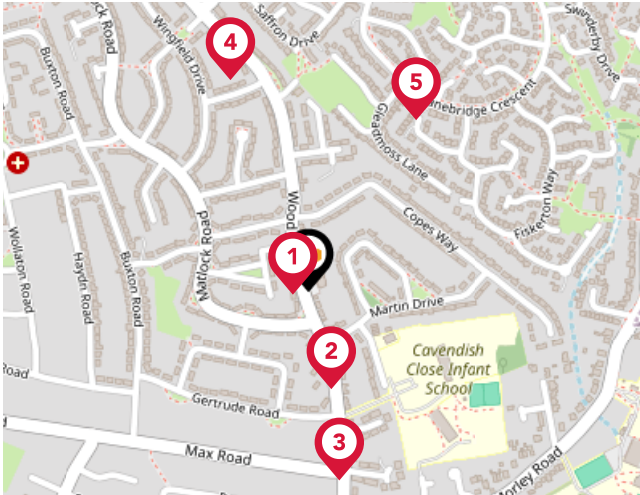
Pin	Name	Distance
1	M1 J25	5.74 miles
2	M1 J24A	7.75 miles
3	M1 J24	8.61 miles
4	M1 J23A	9.76 miles
5	M1 J28	12.27 miles



## Airports/Helipads

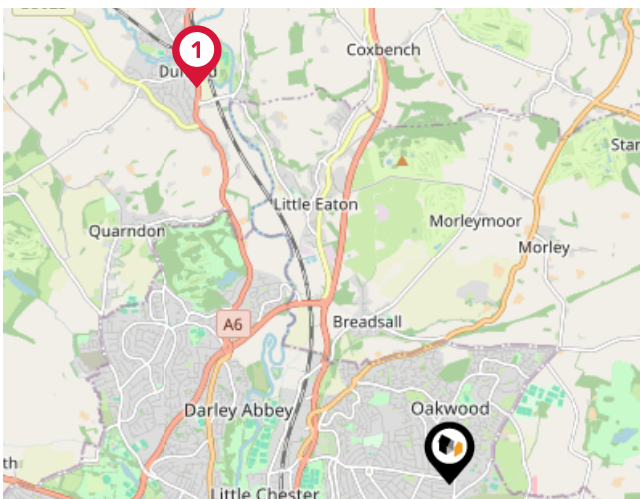
Pin	Name	Distance
1	East Midlands Airport	8.77 miles
2	Sheffield City Airport	31.81 miles
3	Birmingham International Airport Terminal 1	35.72 miles
4	Birmingham International Airport	35.72 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Grindlow Road	0.02 miles
2	Martin Drive	0.11 miles
3	Willets Road	0.22 miles
4	Chinley Road	0.25 miles
5	Danebridge Crescent	0.22 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.2 miles
2	Tram Park & Ride	7.21 miles
3	Toton Lane Tram Stop	7.21 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.

# Hannells

## Testimonials



### 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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/company/hannells-estate-agents

# Hannells

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