

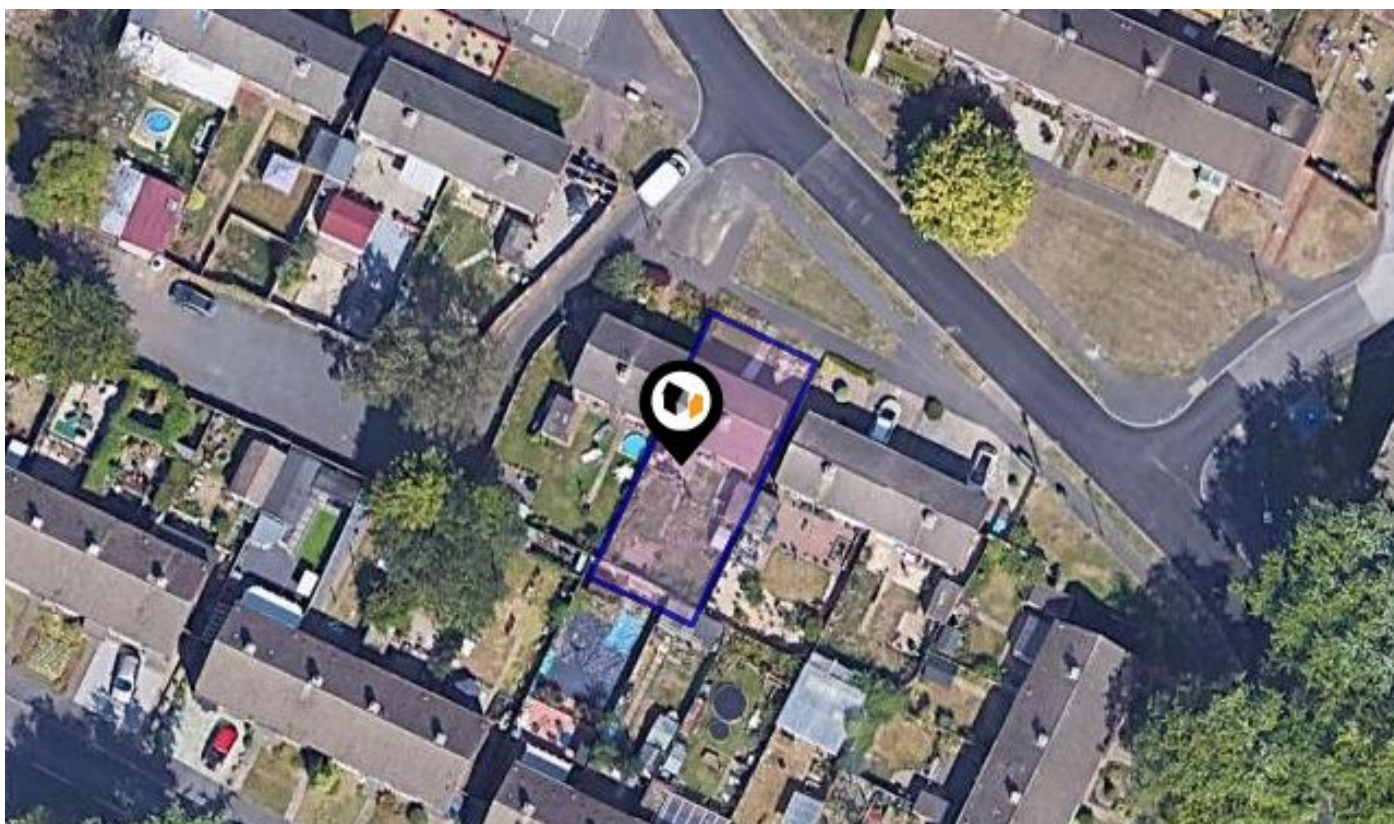


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12<sup>th</sup> September 2024



**CAVAN DRIVE, CHADDESSEN, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Spacious Three-Bedroomed Semi-Detached Home
- > No Upward Chain, Ideal Family/First Time Home
- > Requires Some Modernisation/Improvement
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

This spacious, three-bedroomed semi-detached home available with no upward chain and benefits from gas central heating, double glazing and features a good size lounge, modern shower room and an enclosed rear garden and is ideally located for access to the City Centre and major road links.

The property would benefit from some modernisation/improvement and briefly comprises:- reception hallway, spacious lounge, kitchen and cloaks/wc. To the first floor the landing provides access to three bedrooms (two double) and modern shower room. Outside, there are gardens to both front and rear elevations.

Cavan Drive is well situated for local shops, schools and transport links together with excellent road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Reception Hallway:

Cloakroom/WC:

Spacious Lounge: (16'9" x 13'8") 5.11 x 4.17

Kitchen: (11'4" x 10'4") 3.45 x 3.15

First Floor Landing:

Bedroom One: (13'7" x 10'1") 4.14 x 3.07

Bedroom Two: (11'4" x 10'5") 3.45 x 3.17

Bedroom Three: (10'0" x 9'1") 3.05 x 2.77

Modern Shower Room: (6'3" x 5'2") 1.90 x 1.57

Outside:

There are gardens to both front and rear elevations. There is also the benefit of a brick built outhouse to the rear elevation.

# Property Overview



## Property




**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 893 ft<sup>2</sup> / 83 m<sup>2</sup>  
**Plot Area:** 0.06 acres  
**Council Tax :** Band A  
**Annual Estimate:** £1,405  
**Title Number:** DY148997

**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)

**10** mb/s      **80** mb/s      **1000** mb/s  
            

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



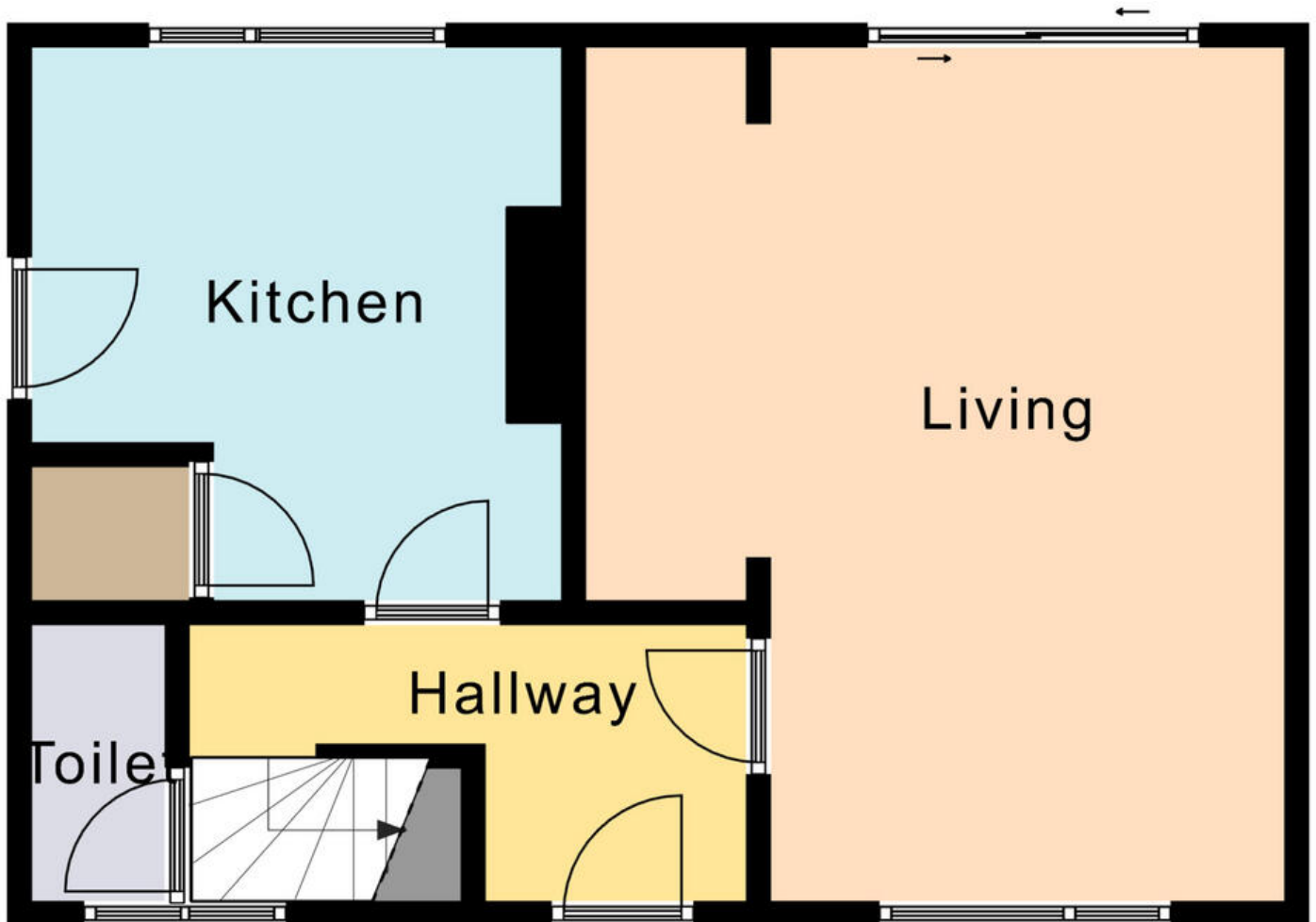
**Satellite/Fibre TV Availability:**



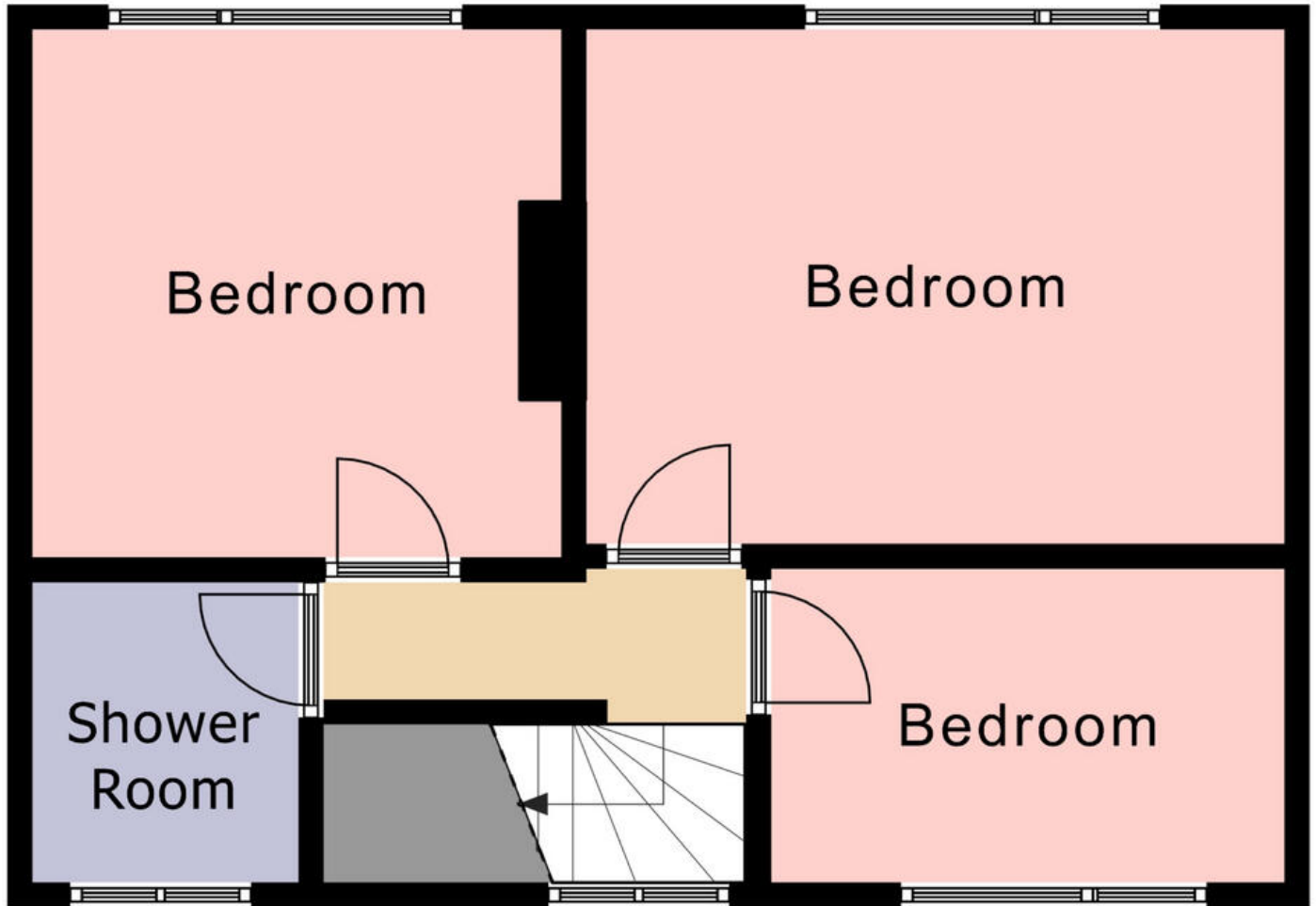




**CAVAN DRIVE, CHADDESSEN, DERBY, DE21**



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# Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

# D

Valid until 11.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

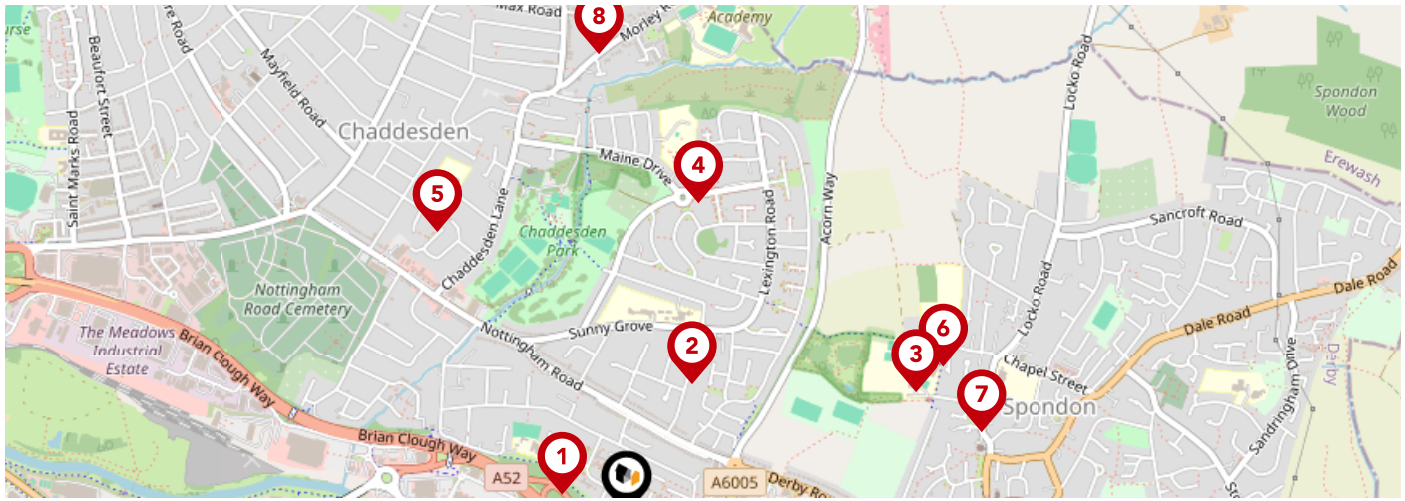


### Additional EPC Data

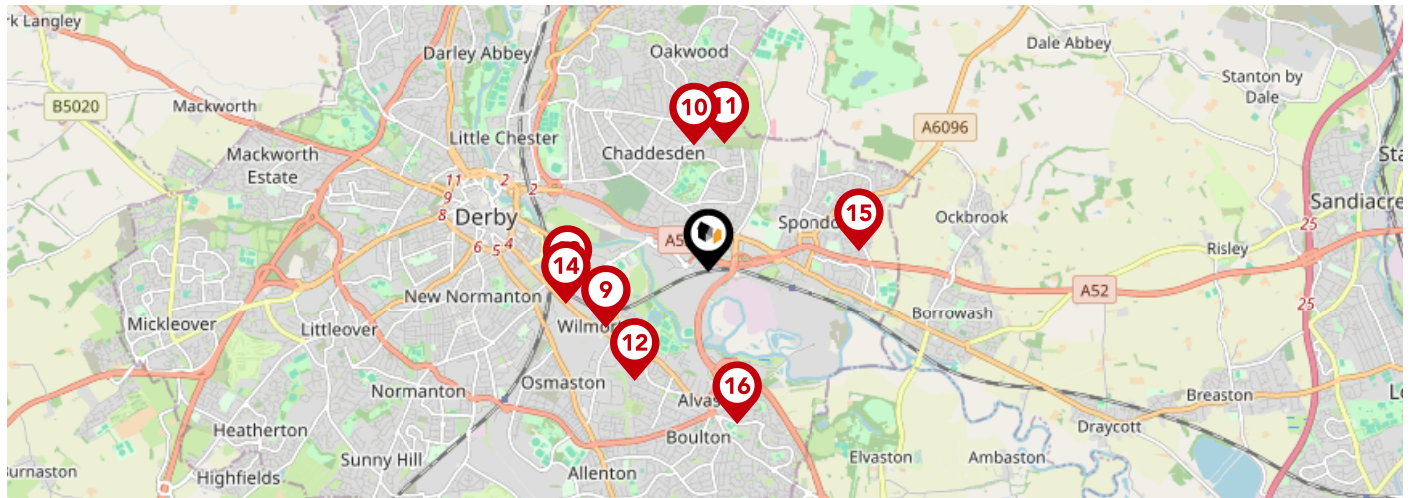
<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<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>	83 m <sup>2</sup>



# Area Schools

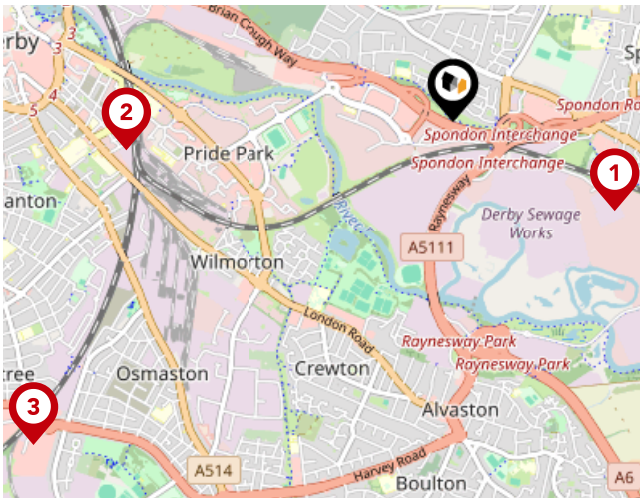


	Nursery	Primary	Secondary	College	Private
<p><b>1 Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:0.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2 Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3 West Park School</b> Ofsted Rating: Good   Pupils: 1464   Distance:0.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4 Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5 St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6 Springfield Primary School</b> Ofsted Rating: Good   Pupils: 343   Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7 St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8 Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



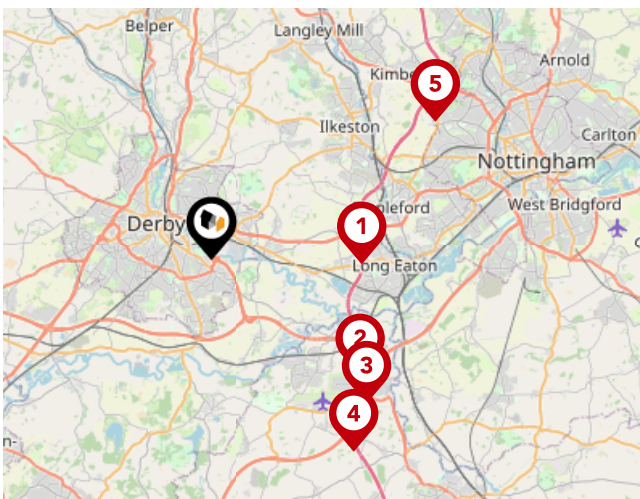
		Nursery	Primary	Secondary	College	Private
	<b>Derby Pride Academy</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lakeside Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 638   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derby College</b> Ofsted Rating: Good   Pupils:0   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>UTC Derby Pride Park</b> Ofsted Rating: Good   Pupils: 362   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Borrow Wood Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John Fisher Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 195   Distance:1.39	<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	0.83 miles
2	Derby Rail Station	1.47 miles
3	Peartree Rail Station	2.37 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.38 miles
2	M1 J24A	6.76 miles
3	M1 J24	7.57 miles
4	M1 J23A	8.6 miles
5	M1 J26	9.41 miles

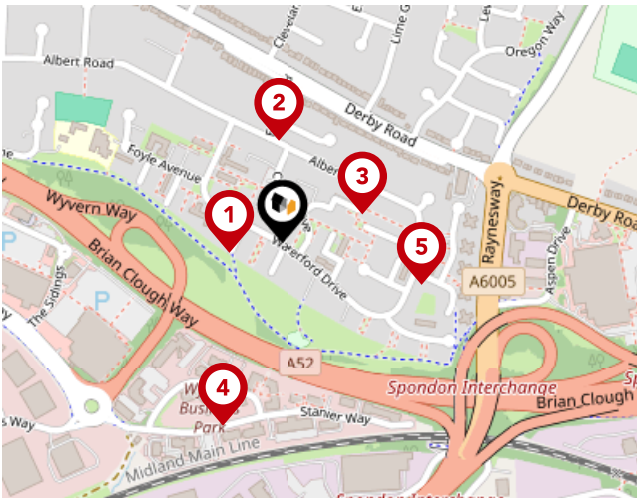


## Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.57 miles
2	Baginton	38.11 miles
3	Birmingham Airport	34.58 miles
4	Finningley	42.59 miles

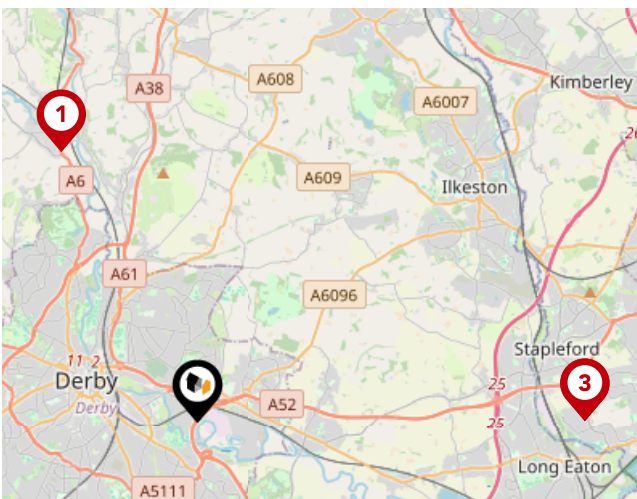


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Donegal Walk	0.06 miles
2	Eden Road	0.12 miles
3	Albert Road	0.1 miles
4	Stephensons Way	0.21 miles
5	Meath Avenue	0.16 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.42 miles
2	Tram Park & Ride	6.93 miles
3	Toton Lane Tram Stop	6.93 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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/company/hannells-estate-agents

# Hannells

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