



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



## MANNERS ROAD, ILKESTON, DE7

### Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



# Introduction

## Our Comments



- > Standard Construction, Three-Bedroom, Semi-Detached Property
- > Council Tax Band A
- > EPC Rating D, Freehold
- > Deceptively Spacious Throughout

### Property Description

A traditional and deceptively spacious, three-bedroom semi-detached home. This well-presented, bay-fronted family home features well-proportioned accommodation throughout and a private, enclosed garden!

Enjoying the benefits of uPVC double glazing and gas central heating, the accommodation briefly comprises entrance hall, a bay-fronted lounge with an attractive traditional fireplace, separate good-sized reception room with French doors opening to the garden, a modern fitted kitchen and refitted shower room. To the first floor, there are three bedrooms and a further refitted family bathroom. Outside, to the front of the property there is a small courtyard area set behind a brick wall. To the rear, there is a private enclosed garden which features a paved patio area and lawn.

Manners Road is situated in a well-established and sought-after residential area of Ilkeston, offering excellent access to local amenities, schools, and parks. The area is known for its friendly community and proximity to Ilkeston's bustling town centre, which provides a variety of shops, cafés, and leisure facilities. With convenient transport links to Derby and Nottingham, as well as easy access to scenic countryside walks, Manners Road combines suburban convenience with a peaceful, family-friendly atmosphere.

### Room Measurement & Details

Side Entrance Hallway: (5'10" x 3'1") 1.78 x 0.94

Living Room: (14'7" x 12'3") 4.44 x 3.73

Dining Room: (13'1" x 12'3") 3.99 x 3.73

Kitchen: (9'9" x 7'1") 2.97 x 2.16

Shower Room: (11'4" x 6'8") 3.45 x 2.03

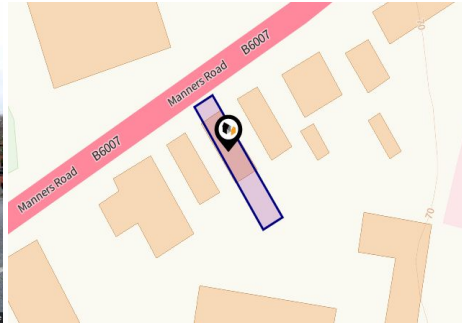
First Floor Landing: (2'9" x 2'6") 0.84 x 0.76

Bedroom One: (13'3" x 12'7") 4.04 x 3.84

Bedroom Two: (13'0" x 12'4") 3.96 x 3.76

Bedroom Three (Non-Private): (10'4" x 7'1") 3.15 x 2.16

Bathroom: (5'6" x 7'0") 1.68 x 2.13



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,022 ft <sup>2</sup> / 95 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,437		
<b>Title Number:</b>	DY39137		

## Local Area

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

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:











## MANNERS ROAD, ILKESTON, DE7



## MANNERS ROAD, ILKESTON, DE7



# Property EPC - Certificate



Manners Road, DE7

Energy rating

**D**

Valid until 26.01.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	56   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



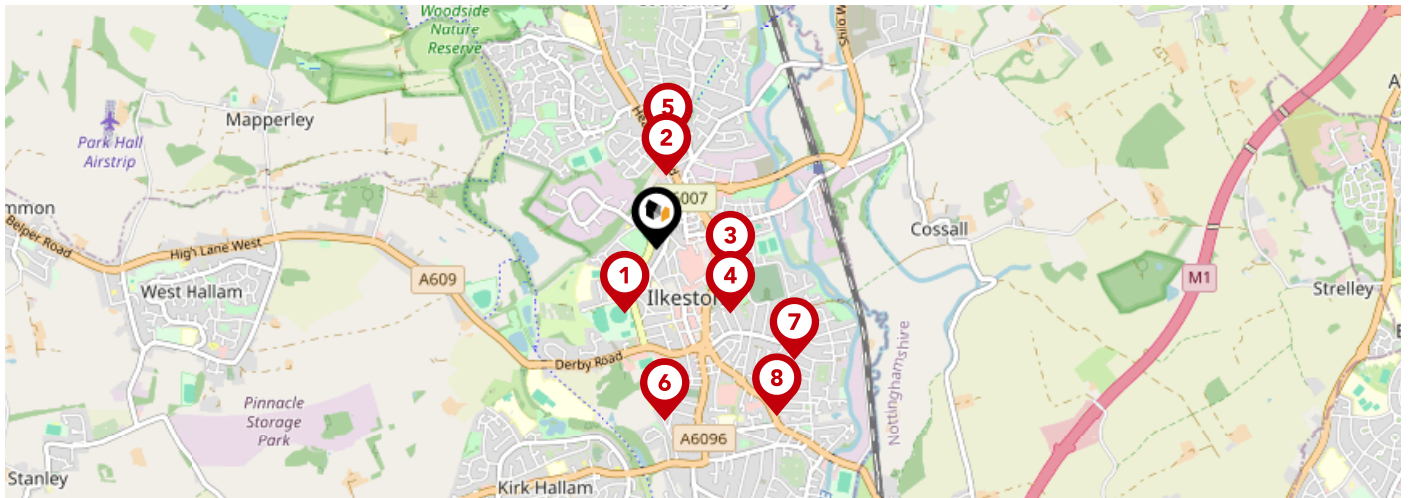
# Property

## EPC - Additional Data

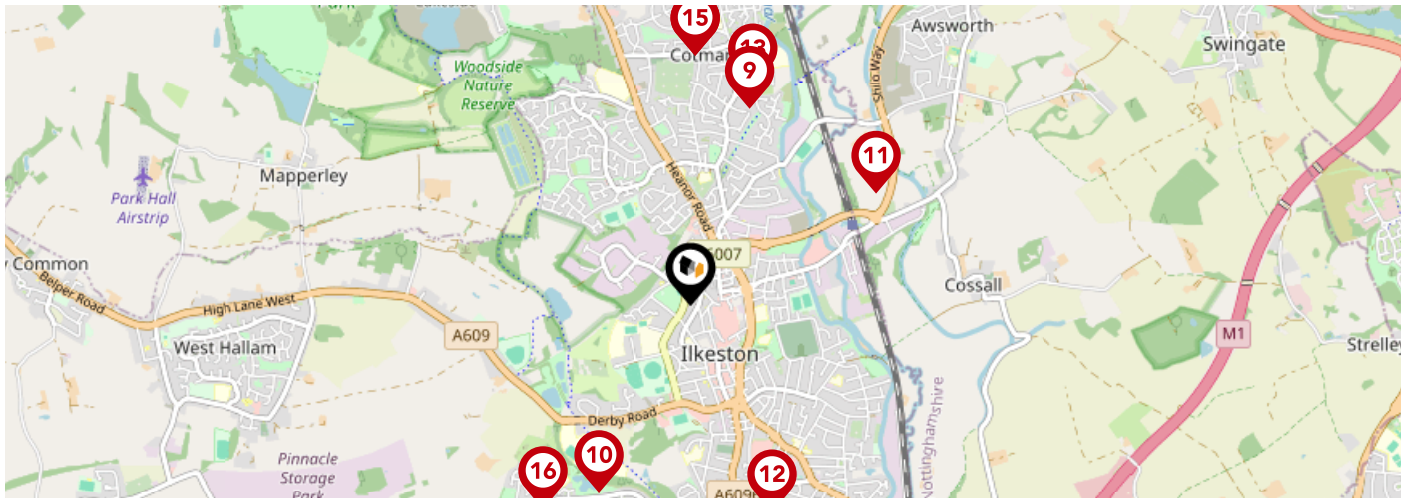


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<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>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	95 m <sup>2</sup>



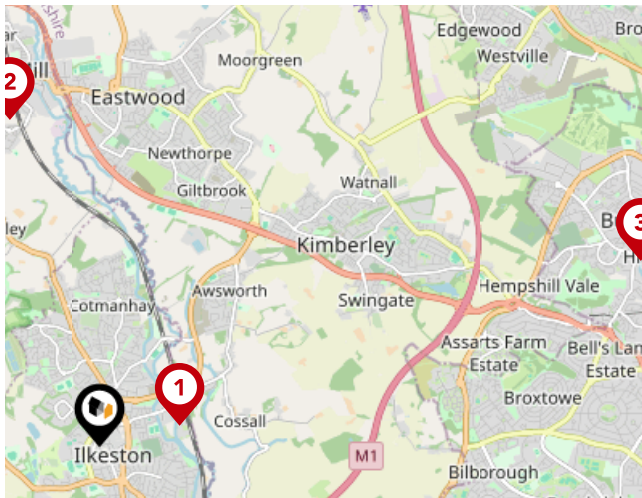
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ormiston Ilkeston Enterprise Academy</b> Ofsted Rating: Requires improvement   Pupils: 975   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Granby Junior School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Chaucer Junior School</b> Ofsted Rating: Good   Pupils: 235   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Chaucer Infant School</b> Ofsted Rating: Requires improvement   Pupils: 204   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Charlotte Nursery and Infant School</b> Ofsted Rating: Outstanding   Pupils: 282   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Thomas Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 229   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Larklands Infant School</b> Ofsted Rating: Good   Pupils: 162   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Kensington Junior Academy</b> Ofsted Rating: Good   Pupils: 202   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>9</b> <b>Esteem Valley Academy</b> Ofsted Rating: Good   Pupils: 113   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b> <b>Kirk Hallam Community Academy</b> Ofsted Rating: Requires improvement   Pupils: 814   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b> <b>Blue Mountain Education</b> Ofsted Rating: Good   Pupils: 12   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b> <b>Field House Infant School</b> Ofsted Rating: Good   Pupils: 160   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b> <b>Bennerley Fields School</b> Ofsted Rating: Good   Pupils: 101   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b> <b>Cotmanhay Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 257   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b> <b>Cotmanhay Junior School</b> Ofsted Rating: Good   Pupils: 308   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b> <b>Saint John Houghton Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 685   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

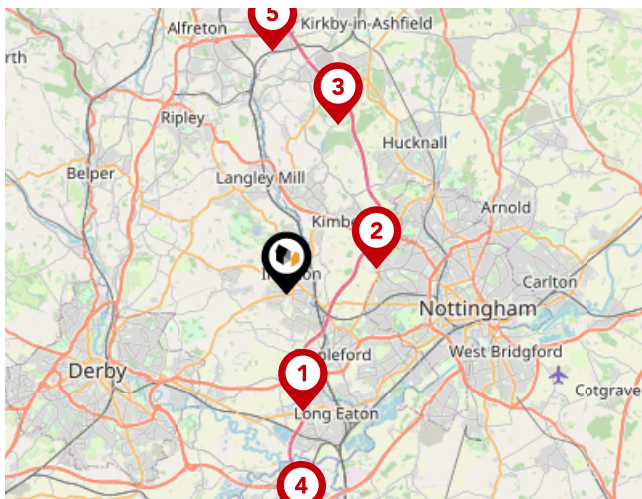


# Area Transport (National)



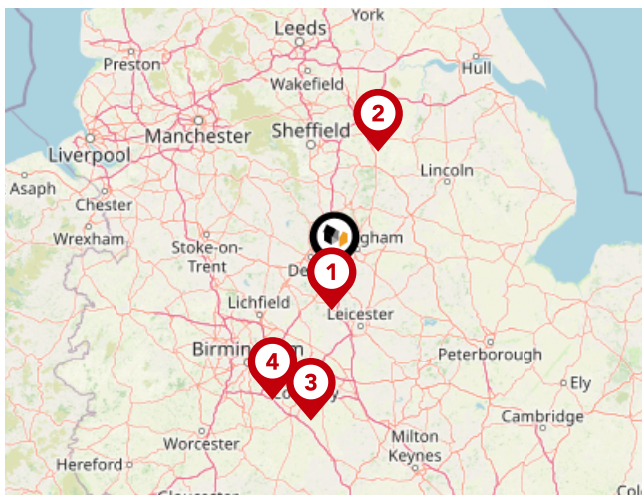
## National Rail Stations

Pin	Name	Distance
1	Ilkeston Rail Station	0.75 miles
2	Langley Mill Rail Station	3.03 miles
3	Bulwell Rail Station	5.12 miles



## Trunk Roads/Motorways

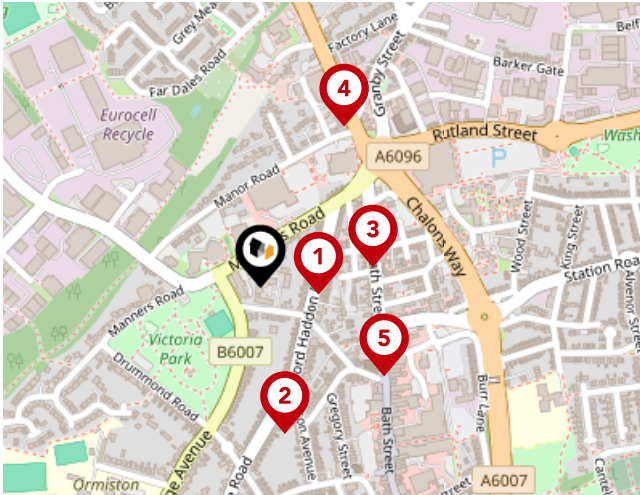
Pin	Name	Distance
1	M1 J25	4.2 miles
2	M1 J26	3.32 miles
3	M1 J27	6.3 miles
4	M1 J24A	8.19 miles
5	M1 J28	8.72 miles



## Airports/Helipads

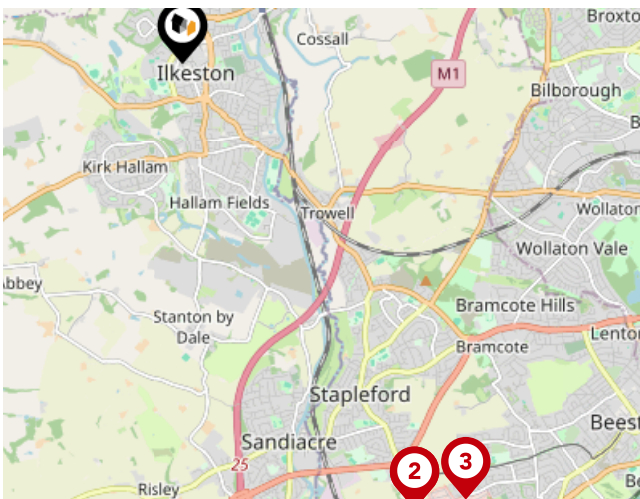
Pin	Name	Distance
1	East Mids Airport	10.37 miles
2	Finningley	37.08 miles
3	Baginton	42.61 miles
4	Birmingham Airport	40.2 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Lord Haddon Road	0.06 miles
2	Jackson Avenue	0.16 miles
3	Bath Street Bottom	0.13 miles
4	Granby Street	0.2 miles
5	Bath Street	0.17 miles



## Local Connections

Pin	Name	Distance
1	Tram Park & Ride	4.49 miles
2	Toton Lane Tram Stop	4.49 miles
3	Inham Road	4.65 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



/hannells



/hannellsestateagents



/company/hannells-estate-agents

# 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Hannells

513-515 Nottingham Rd, Chaddesden,  
Derby, DE21 6LZ  
01332 281400  
chaddesden@hannells.co.uk  
hannells.co.uk

