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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18th September 2024



MALTON PLACE, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Good Sized Two Bedroom Home
- > Freehold/Non Standard Construction
- > EPC Rating E/Council Tax Band A
- > On Street Parking (Potential Off-Road Parking)
- > Spacious Lounge

Property Description

This good sized two-bedroom home would make an ideal investment property or starter home for the first-time buyer and offers a spacious lounge, fitted dining kitchen, two double bedrooms and a good-sized rear garden.

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Spacious lounge with feature fireplace and stairs off to the first floor; good sized fitted dining kitchen; first floor landing; two good sized bedrooms and a fitted family bathroom. To the front of the property is a fore-garden area which provides the potential for off-road parking. To the rear is an enclosed garden with patio seating area and lawn.

Malton Place is no through road of similar style properties and is well situated for local shops, schools and transport links together with convenient access for Derby City Centre and road links including the A38, A52, M1 Motorway and A50 respectively.

Room Measurement & Details

Living Room: (11'3" x 14'5") 3.43 x 4.39

Dining Kitchen: (9'5" x 17'9") 2.87 x 5.41

First Floor Landing: (5'6" x 5'11") 1.68 x 1.80

Bedroom One: (9'5" x 14'9") 2.87 x 4.50

Bedroom Two: (11'7" x 9'3") 3.53 x 2.82

Bathroom: (5'6" x 8'0") 1.68 x 2.44

Please Note:

This property is Wimpey No-Fines construction.

Property Overview



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	764 ft ² / 71 m ²
Plot Area:	0.05 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY137273

Tenure: Freehold

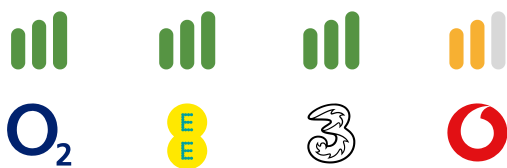
Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3 mb/s	34 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



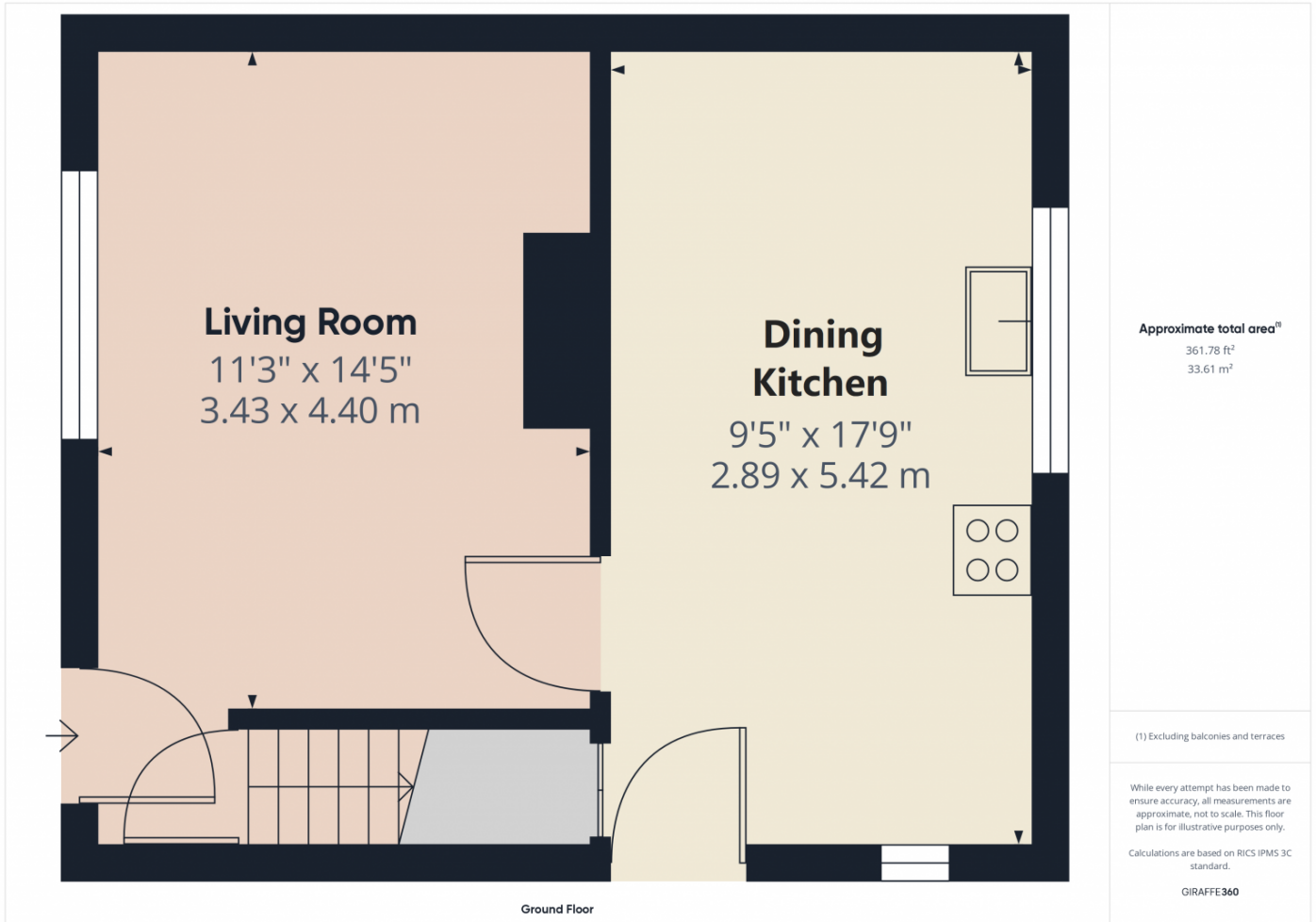
Satellite/Fibre TV Availability:



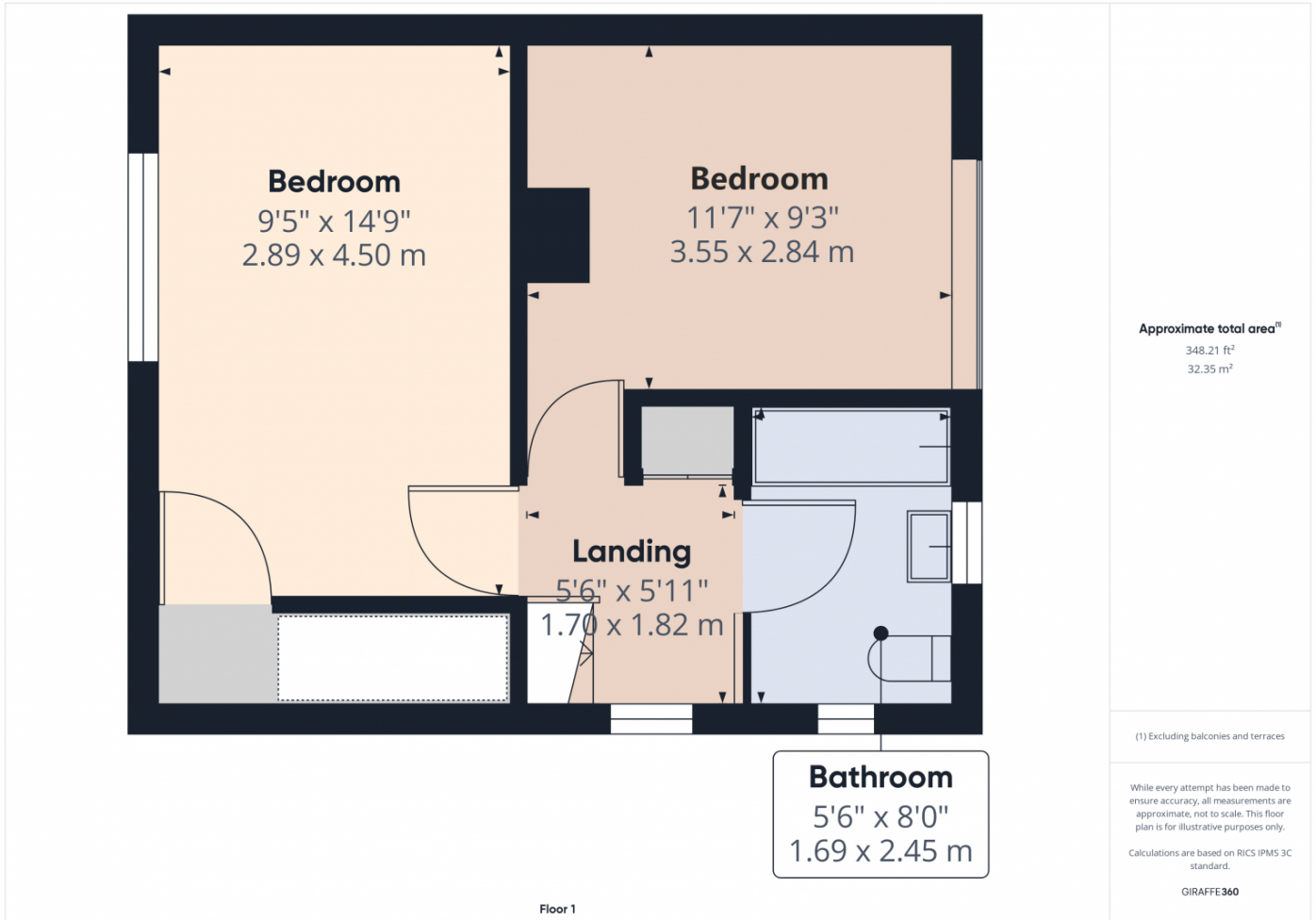




MALTON PLACE, DERBY, DE21



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Property EPC - Certificate



Malton Place, DE21

Energy rating

E

Valid until 26.04.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Property

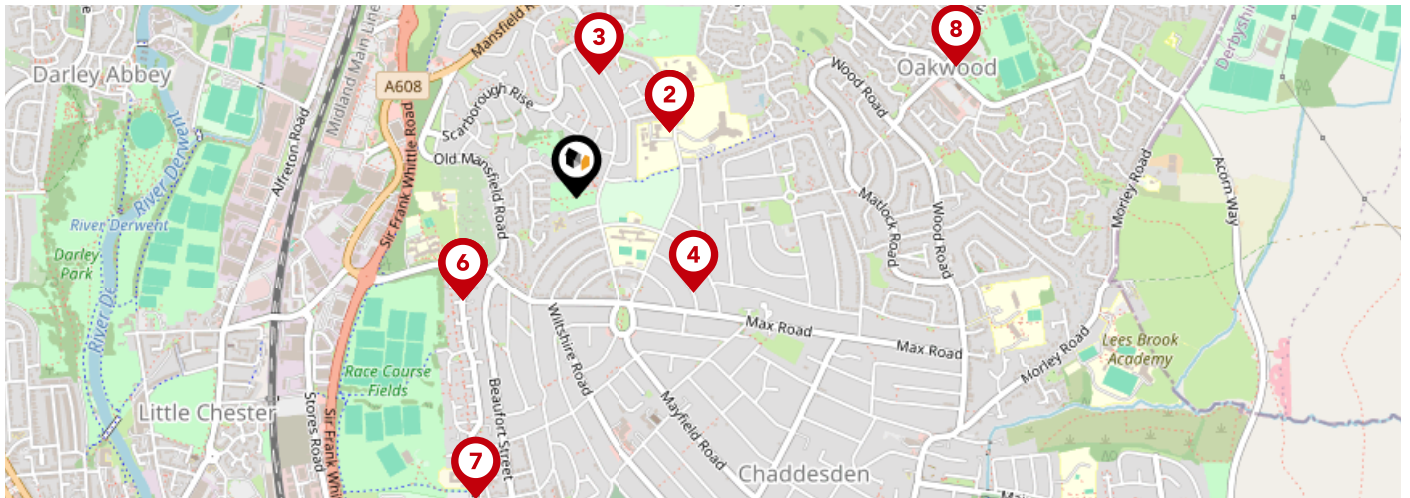
EPC - Additional Data



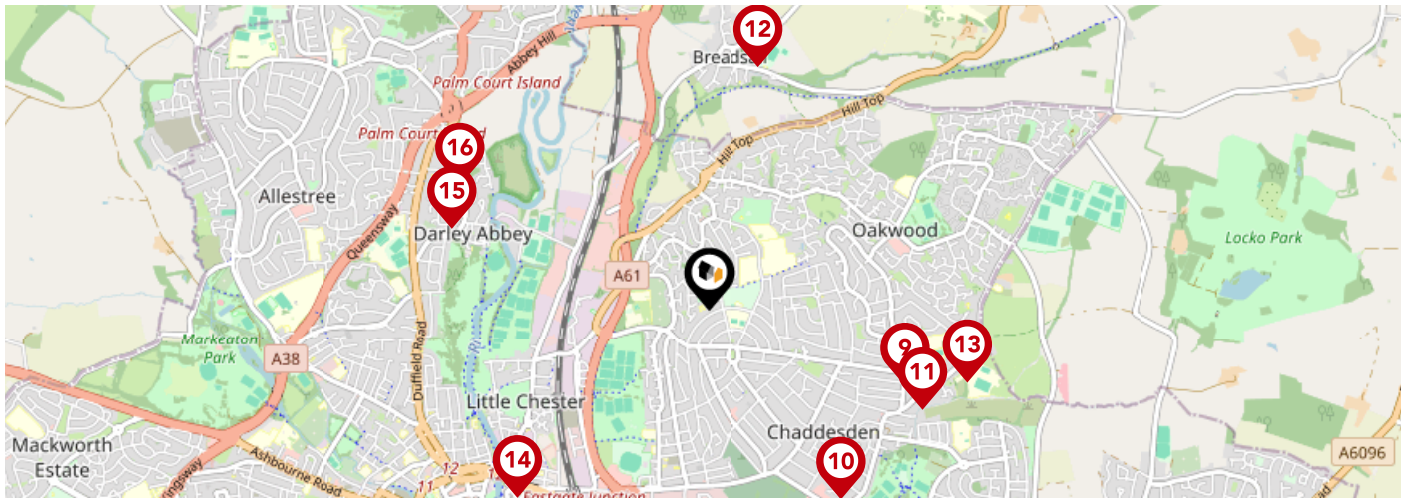
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 20% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	71 m ²

Area Schools

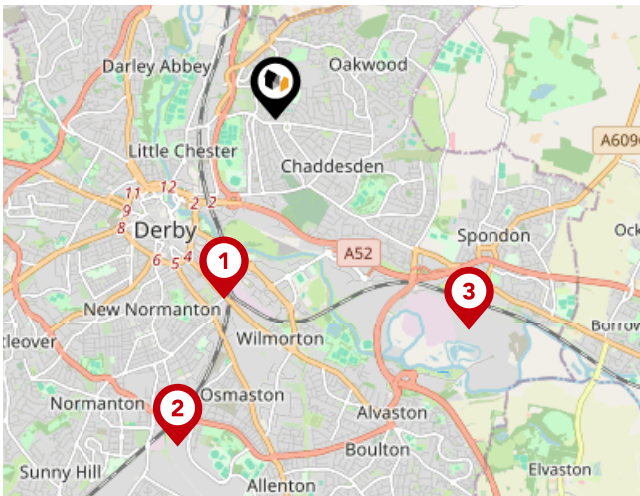


		Nursery	Primary	Secondary	College	Private
1	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



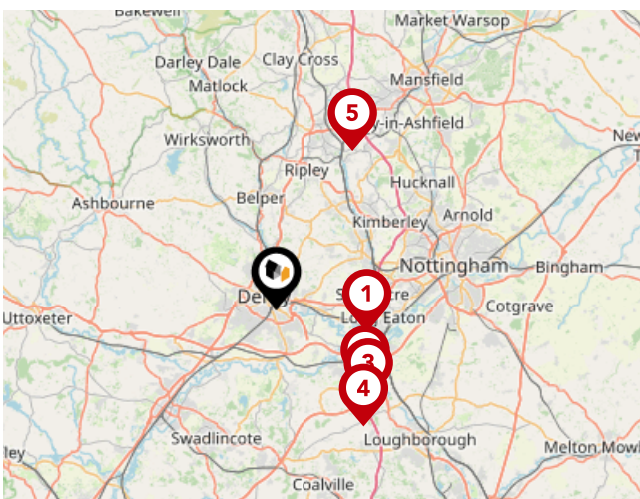
	Nursery	Primary	Secondary	College	Private
<p>9 Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.19</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Landau Forte College Ofsted Rating: Outstanding Pupils: 1240 Distance:1.2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 449 Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Old Vicarage School Ofsted Rating: Not Rated Pupils: 121 Distance:1.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



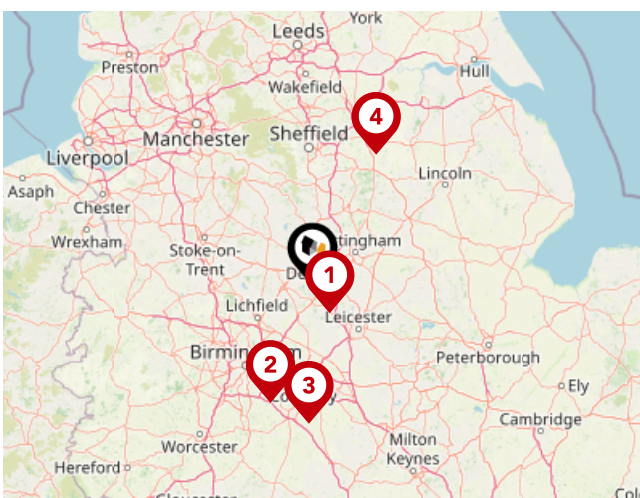
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.67 miles
2	Peartree Rail Station	3.05 miles
3	Spondon Rail Station	2.55 miles



Trunk Roads/Motorways

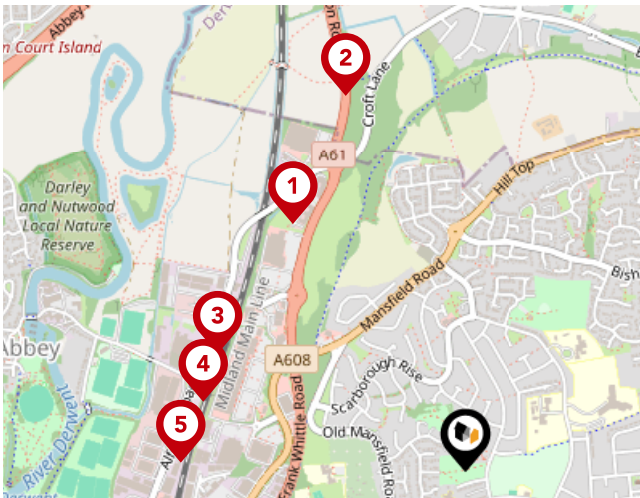
Pin	Name	Distance
1	M1 J25	6.59 miles
2	M1 J24A	8.48 miles
3	M1 J24	9.31 miles
4	M1 J23A	10.38 miles
5	M1 J28	12.43 miles



Airports/Helipads

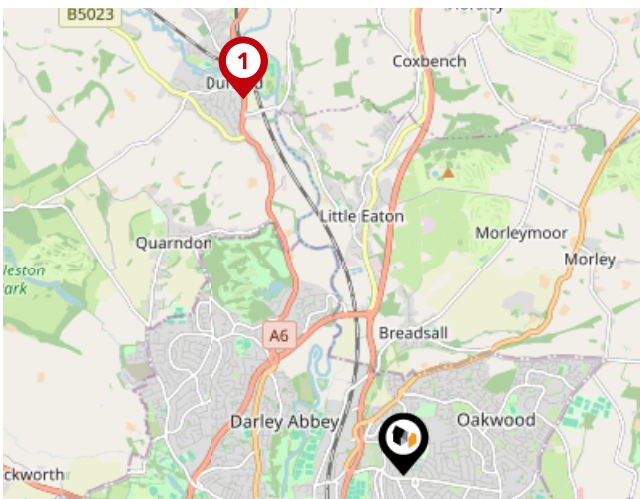
Pin	Name	Distance
1	East Mids Airport	9.35 miles
2	Birmingham Airport	35.6 miles
3	Baginton	39.54 miles
4	Finningley	41.68 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pektron	0.67 miles
2	Croft Lane	0.88 miles
3	Tomlinsons Cottages	0.61 miles
4	Haslams Lane	0.61 miles
5	Alfreton Road	0.63 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.66 miles
2	Tram Park & Ride	8.06 miles
3	Toton Lane Tram Stop	8.06 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

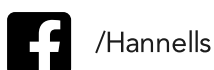


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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

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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