

Hannells
A Moving Experience

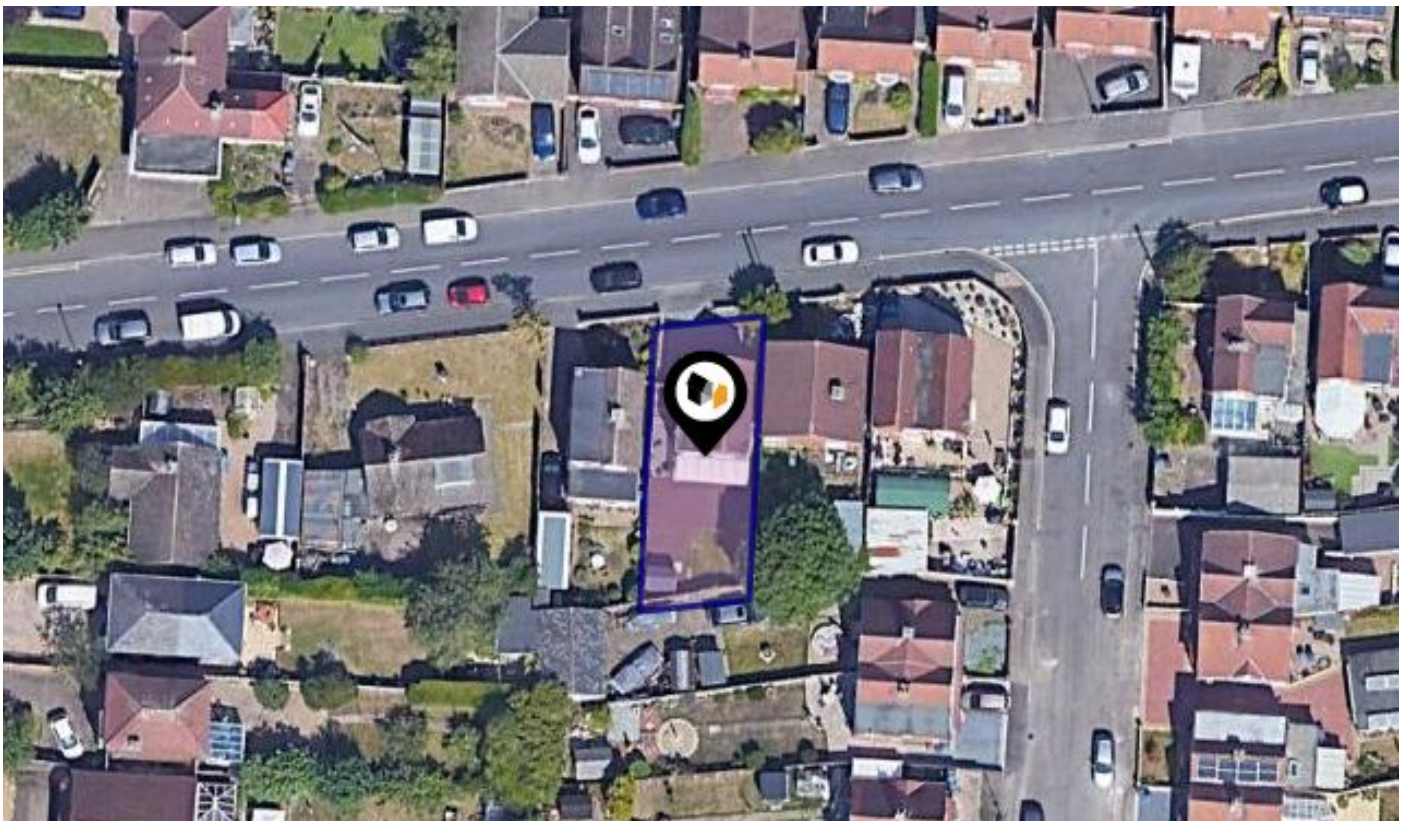


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25th September 2024



ALBERT ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Traditional Three-Bedroom Detached Home
- > Subject To A Range Of Improvements
- > Ideal Family Home
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

This traditional three-bedroom detached home has undergone a series of improvements in recent years, including a refitted kitchen and shower room, full rewiring, and the installation of modern composite doors. In 2023, both the patio and driveway were replaced, adding further appeal to the property. Viewing is highly recommended to fully appreciate the upgrades and charm of this home!

The accommodation is supplemented by gas fired central heating, UPVC double glazing and a security alarm system and briefly comprises:- open plan reception hallway to refitted kitchen and good size through lounge/dining room. To the first floor the landing provides access to three bedrooms and refitted shower room with a three piece suite. Outside, there is a paved frontage providing off-road parking and enclosed south-facing rear garden.

Albert Road is well situated for Chaddesden and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport. Viewing is recommended.

Room Measurement & Details

Reception Hallway Opening To Refitted Kitchen: (23'9" x 5'10") 7.24 x 1.78

Extended Lounge/Dining Room: (26'0" x 10'9") 7.92 x 3.28

First Floor Landing:

Bedroom One: (11'8" x 10'10") 3.56 x 3.30

Bedroom Two: (12'0" x 7'9") 3.66 x 2.36

'L' Shaped Bedroom Three: (14'3" x 8'10") 4.34 x 2.69

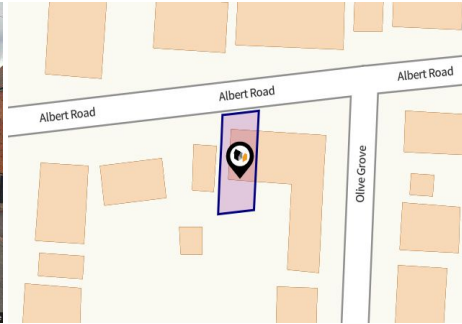
Refitted Shower Room: (5'8" x 4'9") 1.73 x 1.45

Outside:

There is a paved frontage providing off-road parking for two vehicles. There is gated access to the side elevation where the paving continues and opens up to a patio area, full width covered seating area and lawned area. Garden shed and cold water tap.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	871 ft ² / 81 m ²
Plot Area:	0.05 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,639
Title Number:	DY43055

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s	35 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

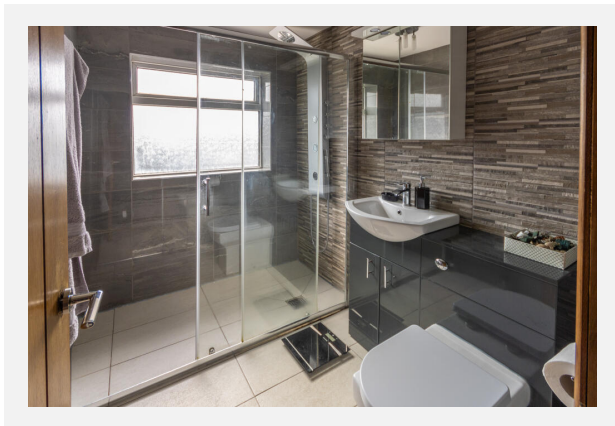
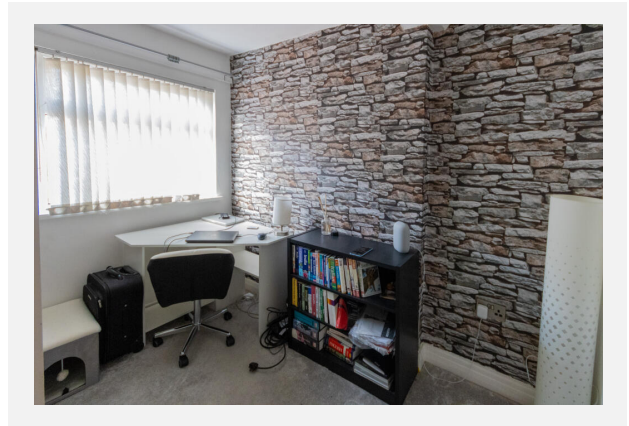
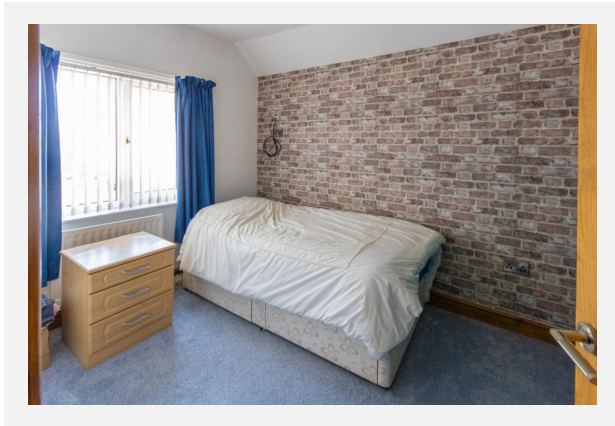


Satellite/Fibre TV Availability:

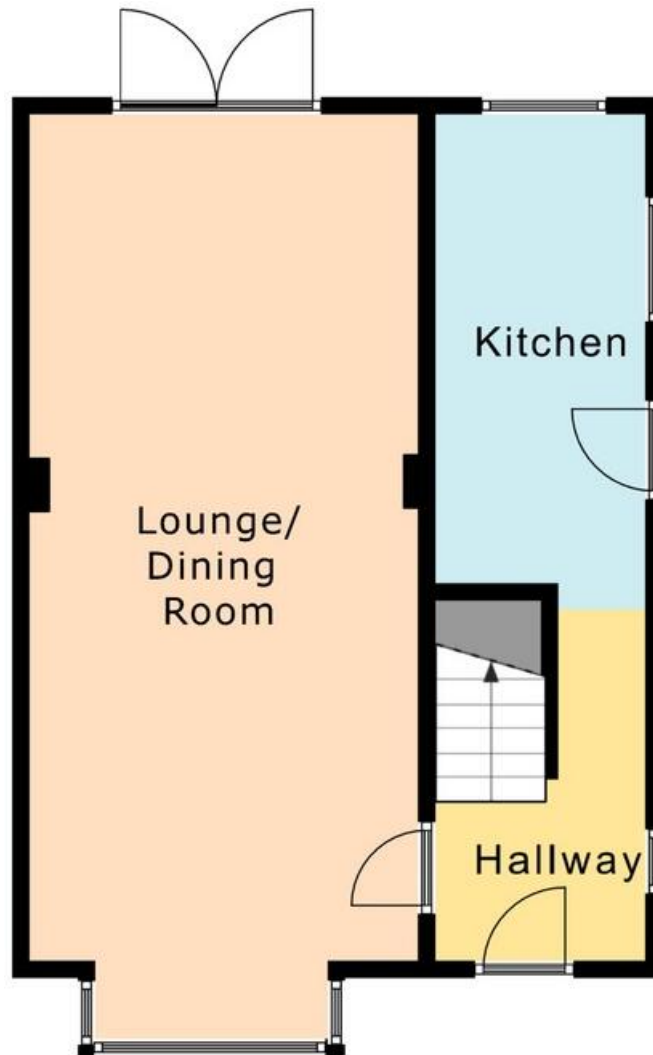


Gallery Photos

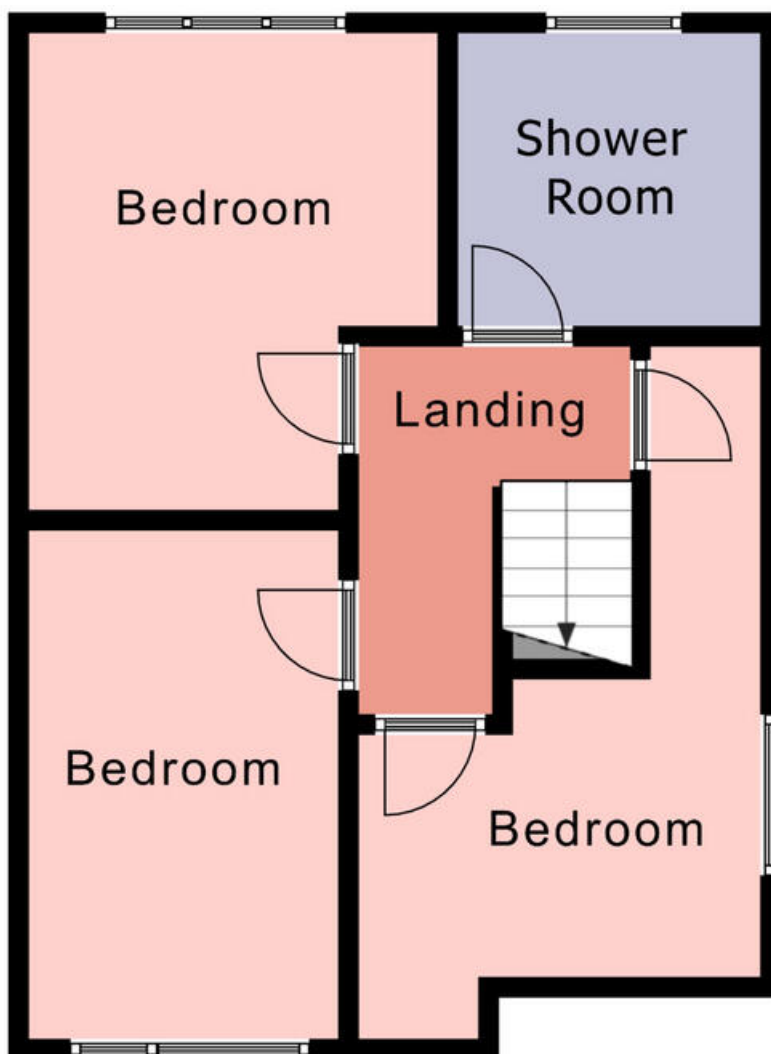




ALBERT ROAD, CHADDESSEN, DERBY, DE21



ALBERT ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Albert Road, Chaddesden, DE21

Energy rating

D

Valid until 06.03.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

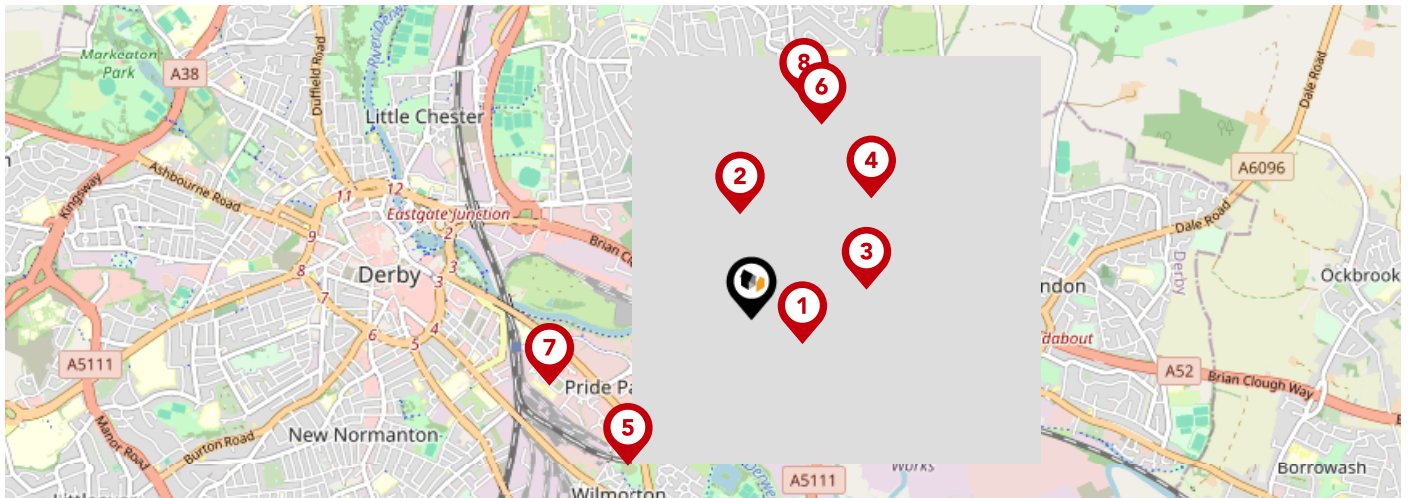
Property

EPC - Additional Data

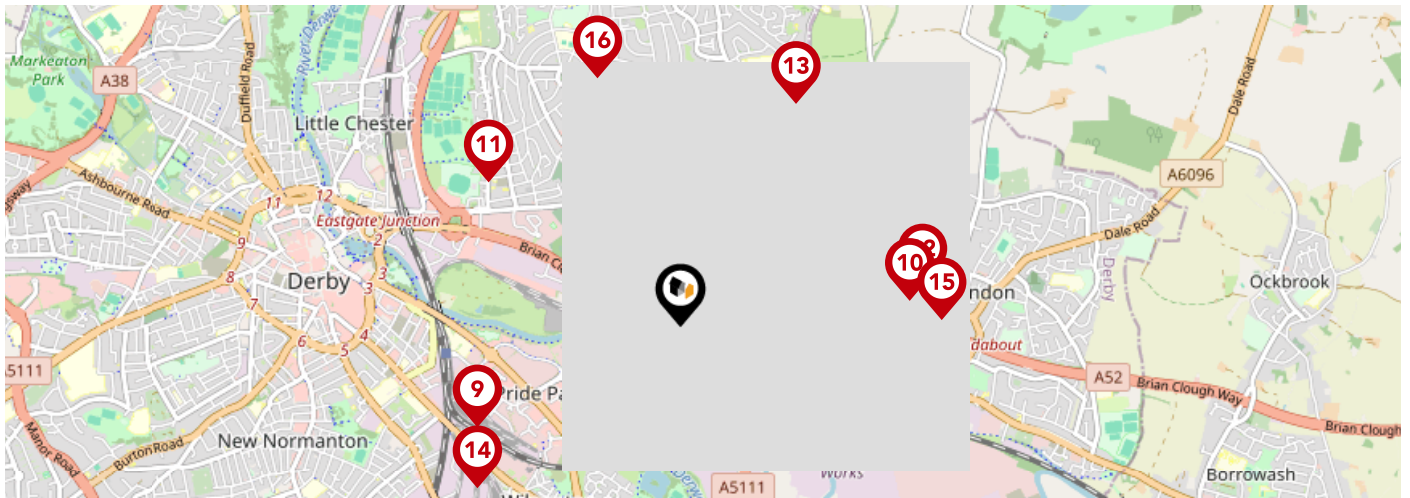


Additional EPC Data

Property Type:	House
Build Form:	Detached
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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 56% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	81 m ²

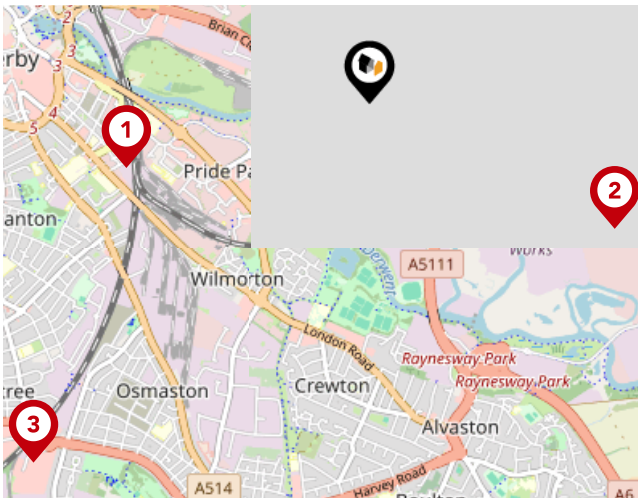


	Nursery	Primary	Secondary	College	Private
1 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Derby Pride Academy Ofsted Rating: Outstanding Pupils: 1 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Derby College Ofsted Rating: Good Pupils:0 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



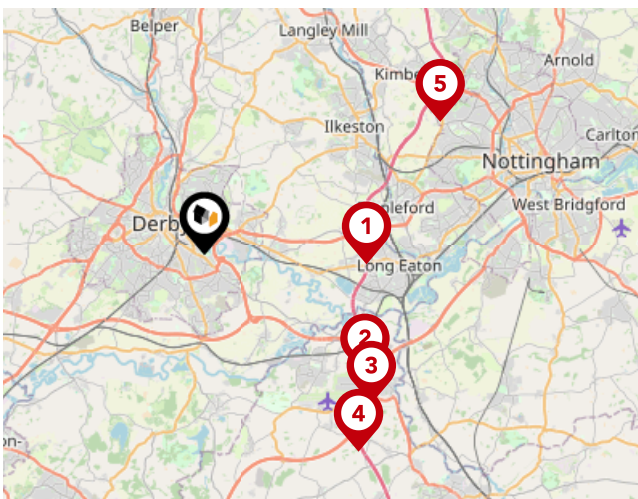
		Nursery	Primary	Secondary	College	Private
	UTC Derby Pride Park Ofsted Rating: Good Pupils: 362 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1464 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Zaytouna Primary School Ofsted Rating: Good Pupils: 419 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:1.17	<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	Derby Rail Station	1.13 miles
2	Spondon Rail Station	1.23 miles
3	Peartree Rail Station	2.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.75 miles
2	M1 J24A	7.15 miles
3	M1 J24	7.94 miles
4	M1 J23A	8.95 miles
5	M1 J26	9.65 miles

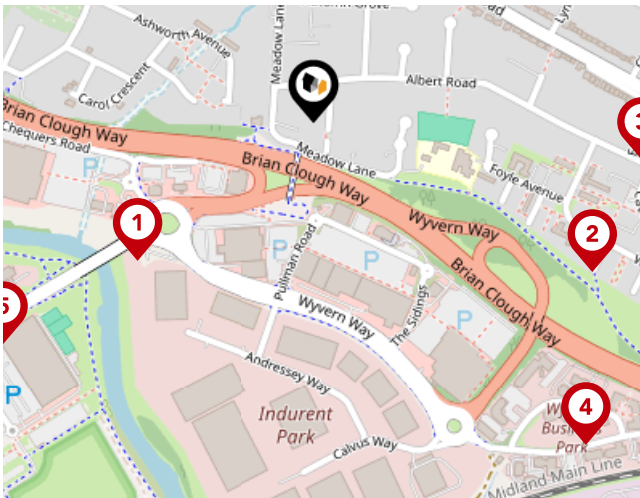


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.91 miles
2	Birmingham Airport	34.59 miles
3	Baginton	38.25 miles
4	Finningley	42.6 miles

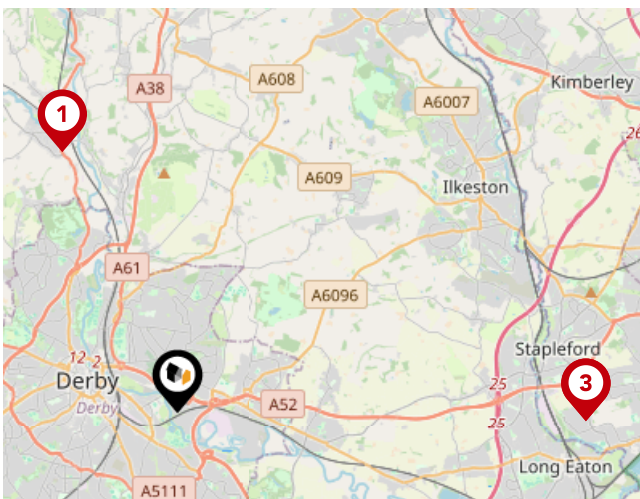
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wyvernside	0.25 miles
2	Donegal Walk	0.35 miles
3	Eden Road	0.37 miles
4	Stephensons Way	0.47 miles
5	Millenium Way	0.43 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.12 miles
2	Tram Park & Ride	7.3 miles
3	Toton Lane Tram Stop	7.3 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

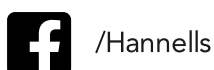


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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