

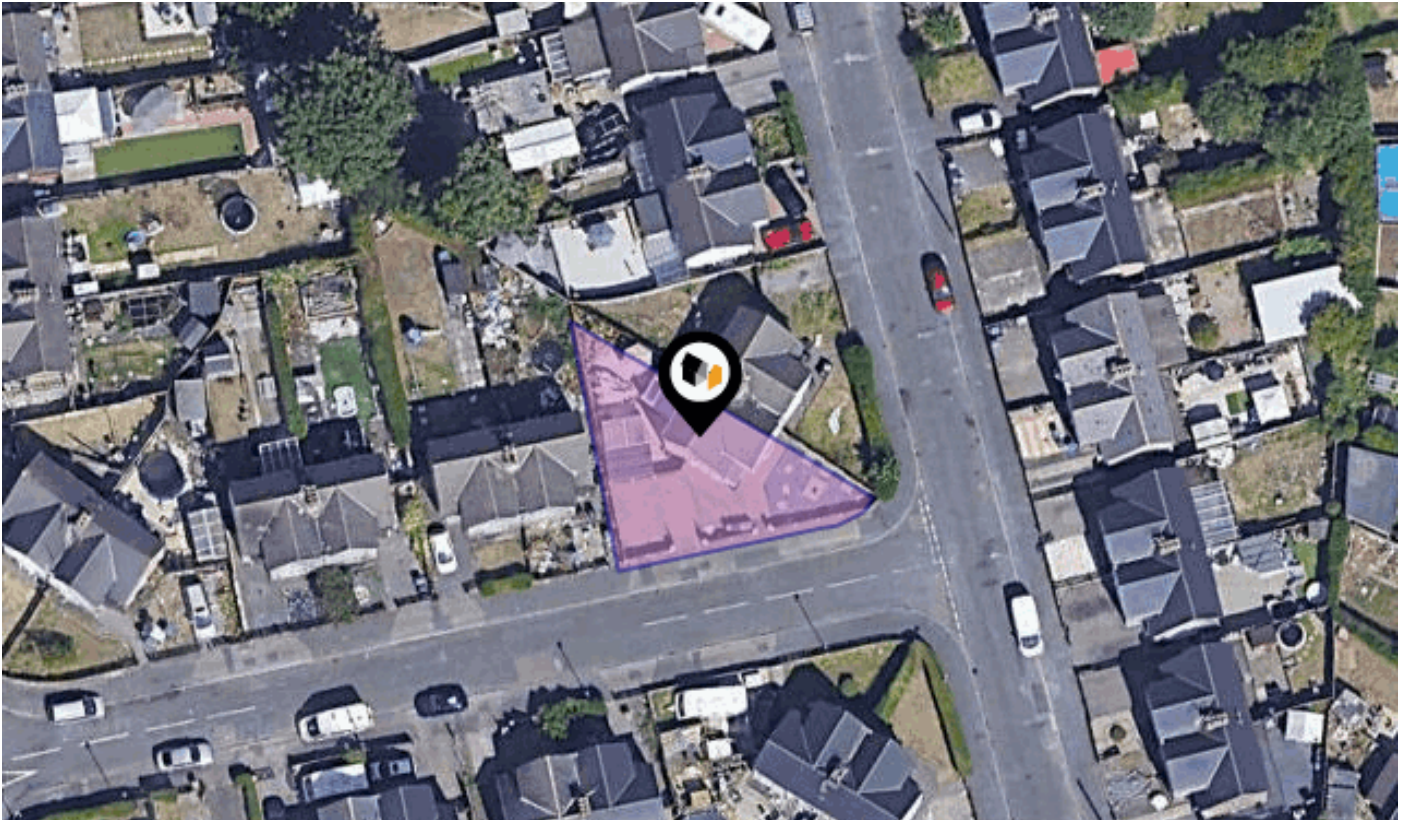


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th October 2024



KENT STREET, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Three-Bedroomed Semi-Detached Home Occupying A Corner Plot Position
- > Excellent First Time Buy/Family Home, Early Viewing Recommended
- > Feature Open Plan Living/Dining Kitchen Incorporating Glass Roof Conservatory
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A three-bedroomed, semi-detached home occupying a corner plot position and offering well-presented and appointed accommodation, ideal for the growing family or first time buyer. A particularly feature of the property is the open plan living dining/kitchen incorporating a conservatory with feature glass roof. There is also the benefit of a modern shower room and off-road parking.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, lounge and fitted open plan living/dining kitchen incorporating a conservatory with feature glass roof together with a modern shower room. To the first floor are three bedrooms. Outside, the property occupies a corner plot position with gardens to front and rear elevations, both of which are arranged for ease of maintenance.

Kent Street is well situated for both Derby City Centre and Chaddesden respectively which offer a range of shops, schools and transport links together with excellent road links for the A52, M1 motorway and A38 respectively. Early viewing is recommended.

Room Measurement & Details

Reception Hallway: (9'10" x 2'11") 3.00 x 0.89

Lounge: (12'1" x 13'0") 3.68 x 3.96

Extended Living/Dining Kitchen: (21'2" x 9'9") 6.45 x 2.97

Refitted Shower Room: (5'9" x 5'7") 1.75 x 1.70

First Floor Landing: (2'6" x 5'2") 0.76 x 1.57

Bedroom One: (13'0" x 12'7") 3.96 x 3.84

Bedroom Two: (9'8" x 8'9") 2.95 x 2.67

Bedroom Three: (6'11" x 9'1") 2.11 x 2.77

Outside:

The property occupies a corner plot position with maintenance free gardens to both front and rear elevations together with a driveway providing off-road parking.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	904 ft ² / 84 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY362320		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	55 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

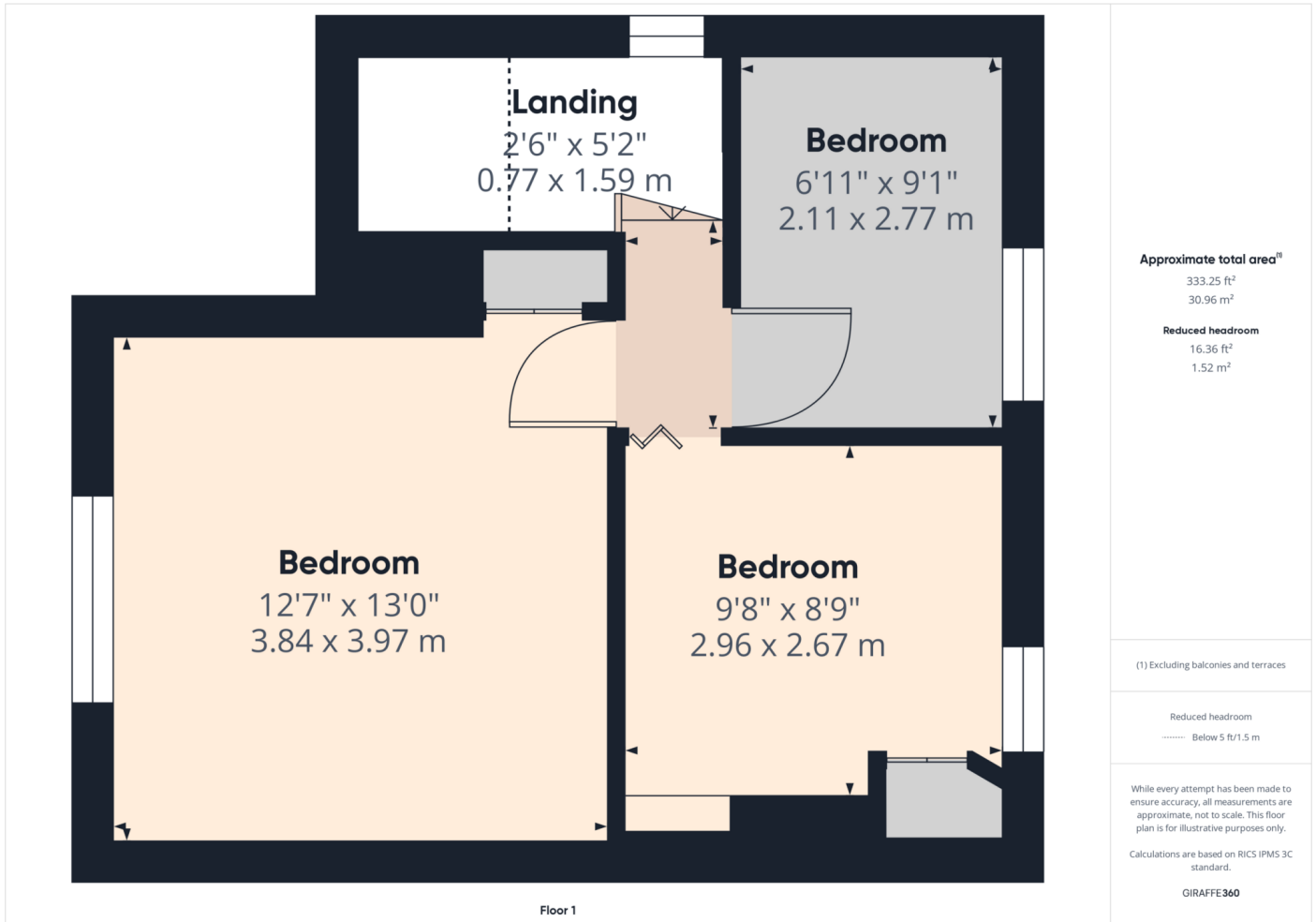




KENT STREET, DERBY, DE21



KENT STREET, DERBY, DE21



Property EPC - Certificate



DERBY, DE21

Energy rating

D

Valid until 08.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

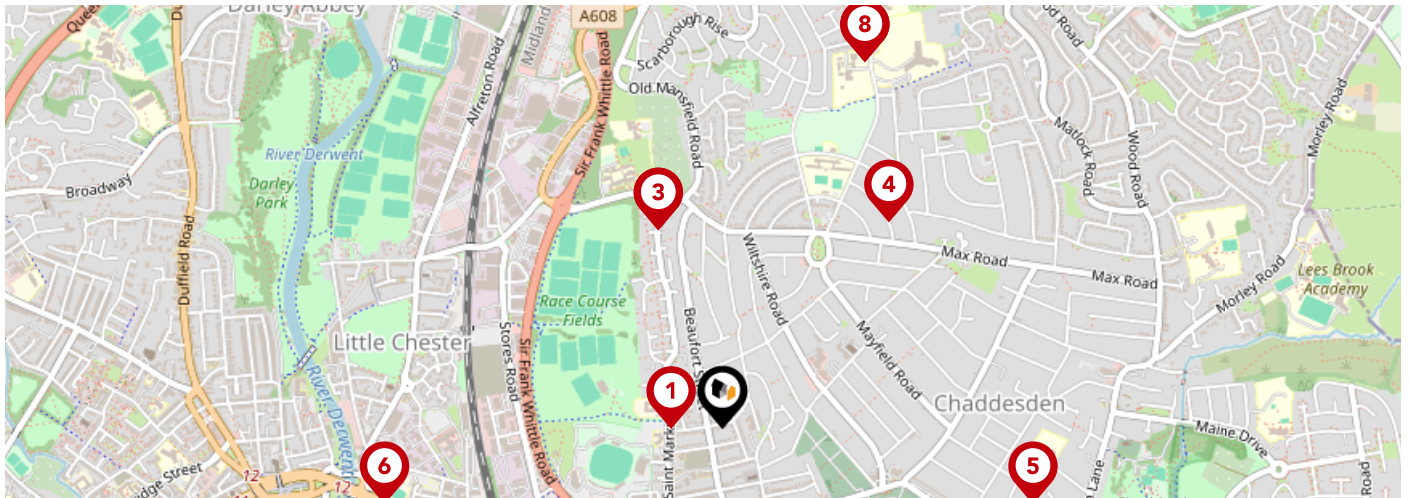
Property

EPC - Additional Data

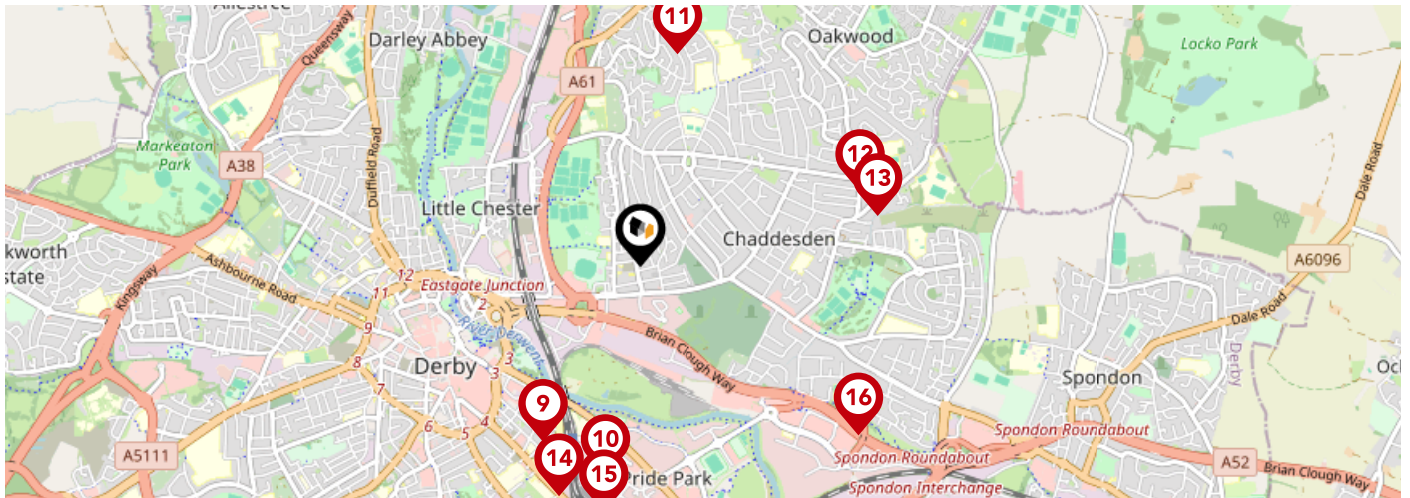


Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	84 m ²

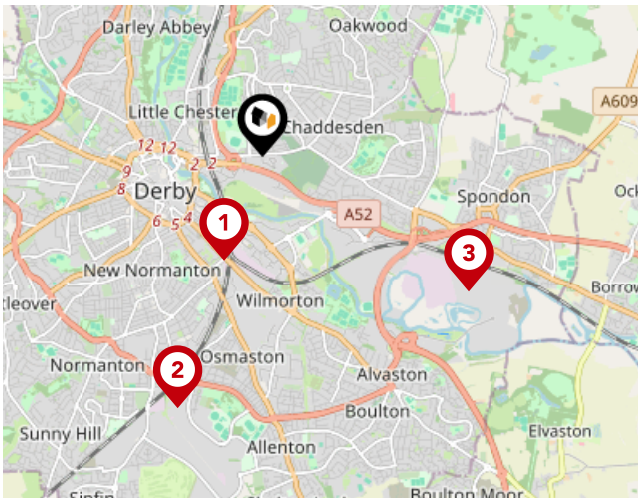


		Nursery	Primary	Secondary	College	Private
1	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Landau Forte College Ofsted Rating: Outstanding Pupils: 1240 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



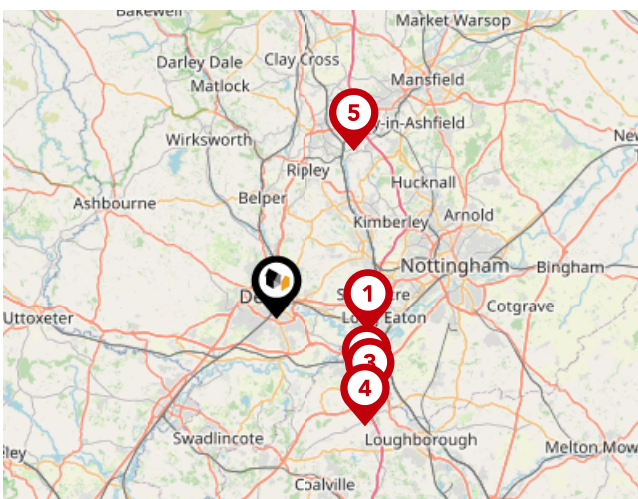
	Nursery	Primary	Secondary	College	Private
<p>9 Castleward Spencer Academy Ofsted Rating: Not Rated Pupils: 118 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Derby College Ofsted Rating: Good Pupils:0 Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Derby Cathedral School Ofsted Rating: Good Pupils: 1006 Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 UTC Derby Pride Park Ofsted Rating: Good Pupils: 362 Distance:1.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



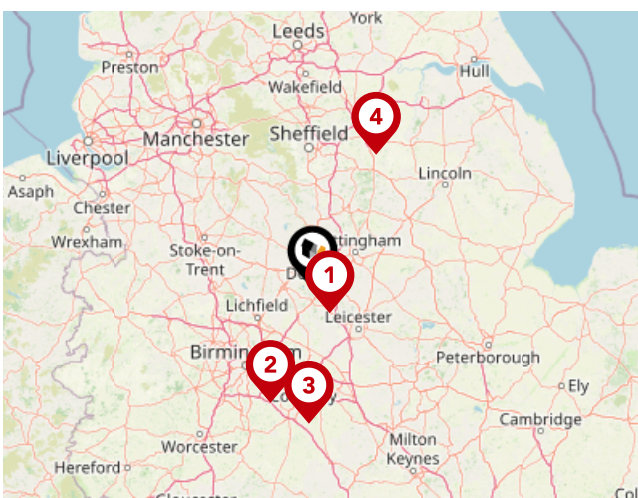
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	0.99 miles
2	Peartree Rail Station	2.37 miles
3	Spondon Rail Station	2.2 miles



Trunk Roads/Motorways

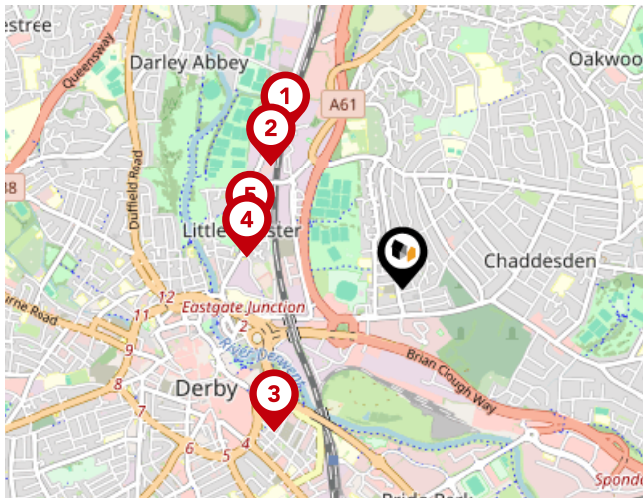
Pin	Name	Distance
1	M1 J25	6.56 miles
2	M1 J24A	8.14 miles
3	M1 J24	8.93 miles
4	M1 J23A	9.92 miles
5	M1 J28	13.09 miles



Airports/Helipads

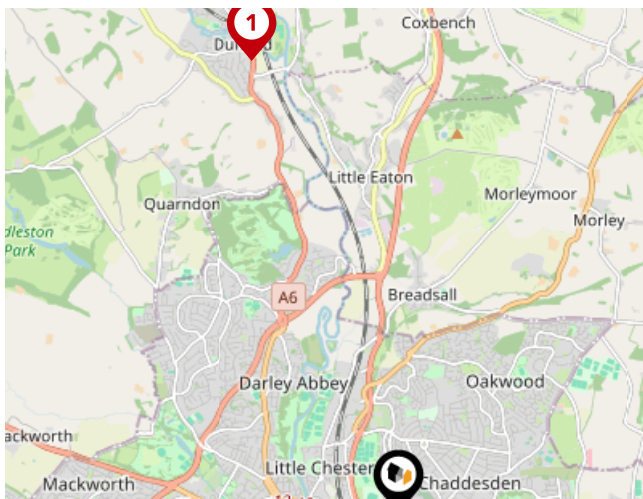
Pin	Name	Distance
1	East Mids Airport	8.86 miles
2	Birmingham Airport	34.93 miles
3	Baginton	38.87 miles
4	Finningley	42.34 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Alfreton Road	0.87 miles
2	Chester Park	0.8 miles
3	Copeland Street	0.86 miles
4	Caesar Street	0.71 miles
5	Coach and Horses	0.73 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.25 miles
2	Tram Park & Ride	8.08 miles
3	Toton Lane Tram Stop	8.08 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

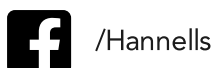


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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

