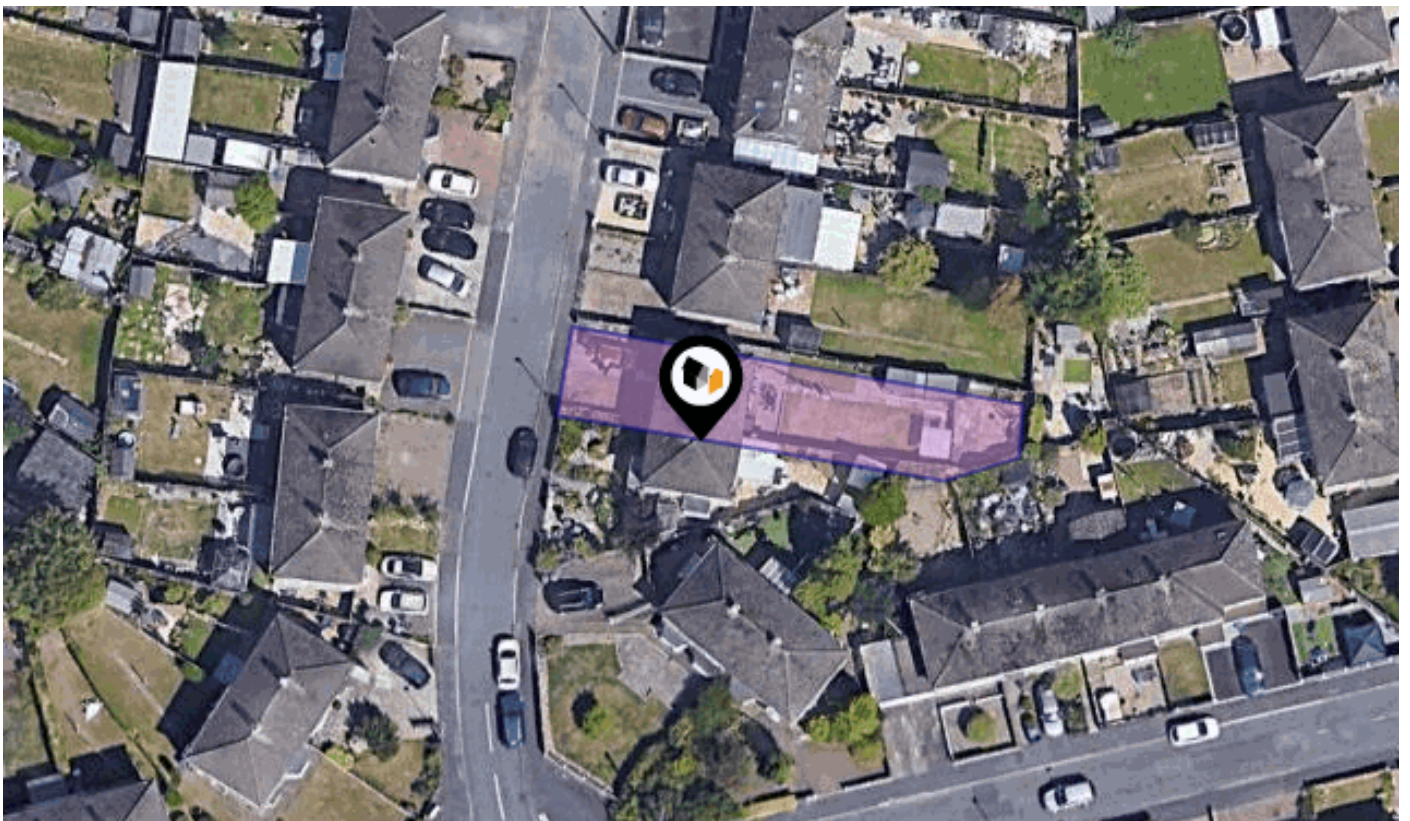




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th October 2024



FRITCHLEY CLOSE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Two Double-Bedroom, Semi-Detached Home
- > Investment Opportunity With Potential Future Yield of 6%
- > SOLD WITH TENANT IN SITU
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Property Description

A two double-bedroom, semi-detached home being sold with a tenant in situ and having a potential future yield over 6%.

The property has been well-maintained by the current tenants and benefits from gas central heating, double glazing, off-road parking and an enclosed rear garden! The property occupies an established cul-de-sac and briefly comprises:- entrance lobby, lounge, dining kitchen and side lobby/utility. To the first floor are two double bedrooms and bathroom with a three piece suite. Outside, there are gardens to front and rear elevations together with a driveway providing off-road parking.

Fritchley Close is well situated for local schools, shops and transport links together with convenient access for Derby City Centre and road links including the A38, A52 and M1 motorway. As previously mentioned an early viewing is highly recommended.

Room Measurement & Details

Entrance Hallway:

Lounge: (14'7" x 11'5") 4.44 x 3.48

Dining Kitchen: (13'7" x 9'6") 4.14 x 2.90

Side Lobby/Utility:

First Floor Landing:

Double Bedroom One: (14'8" x 9'7") 4.47 x 2.92

Double Bedroom Two: (11'5" x 9'5") 3.48 x 2.87

Bathroom: (8'1" x 5'4") 2.46 x 1.63

Outside:

There are garden to both front and rear elevations, the front incorporates a driveway providing off-road parking. Gated access to the side elevation leads to the enclosed rear garden.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	753 ft ² / 70 m ²		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY208386		

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)

5 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

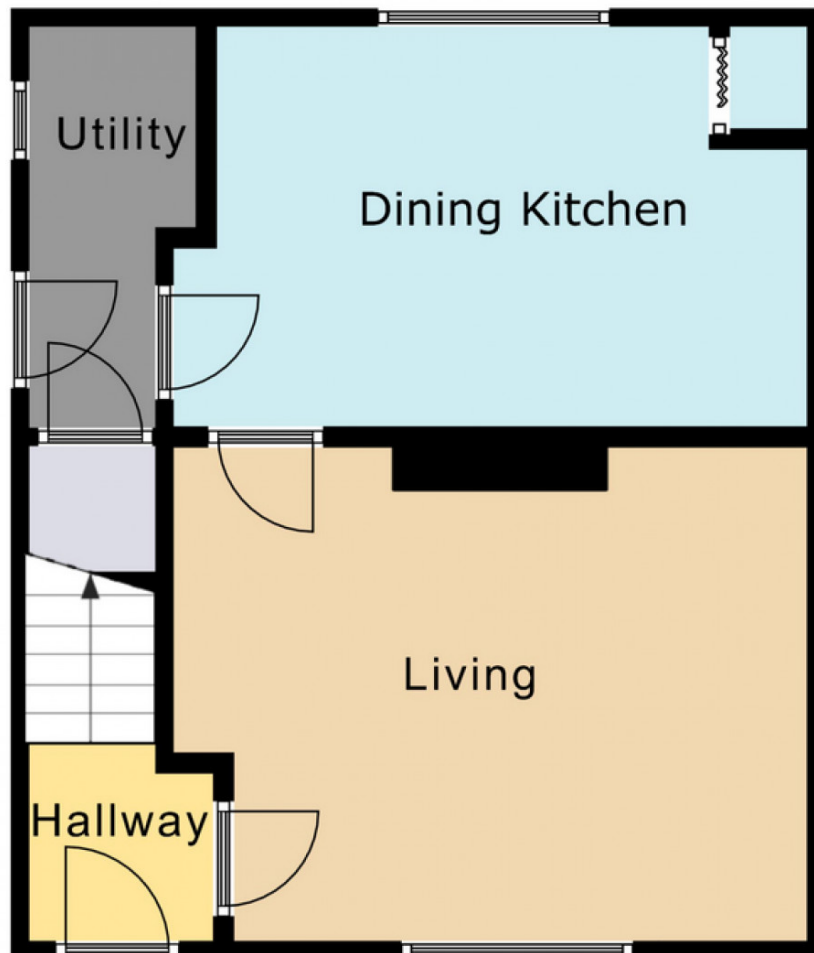


Satellite/Fibre TV Availability:

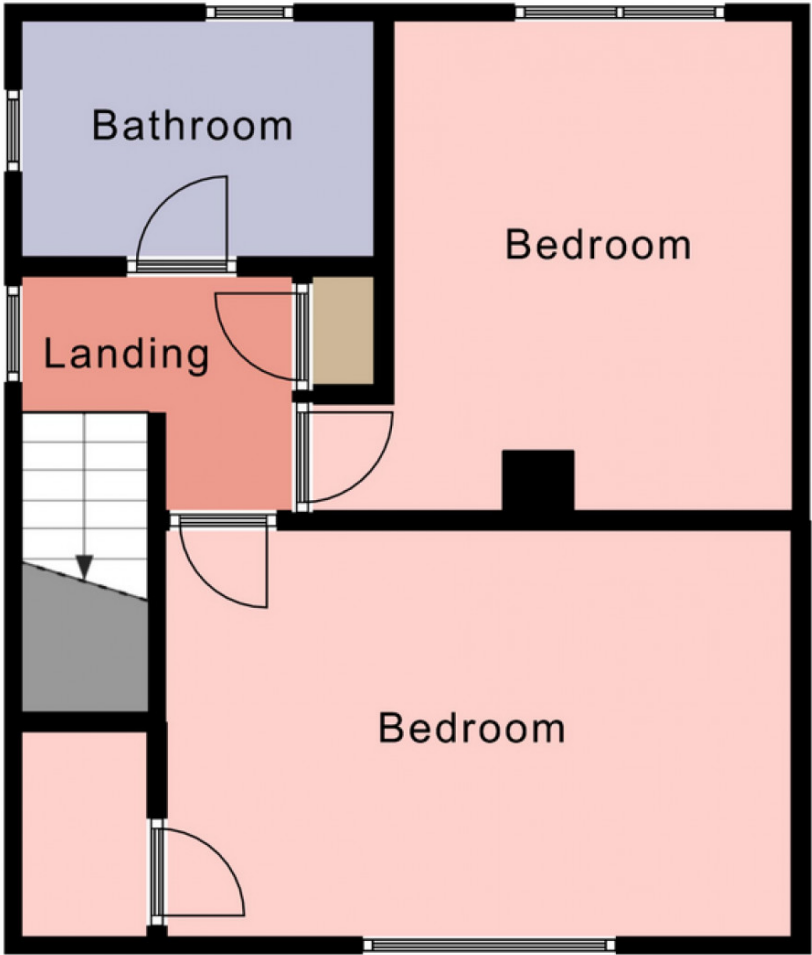




FRITCHLEY CLOSE, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

D

Valid until 27.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

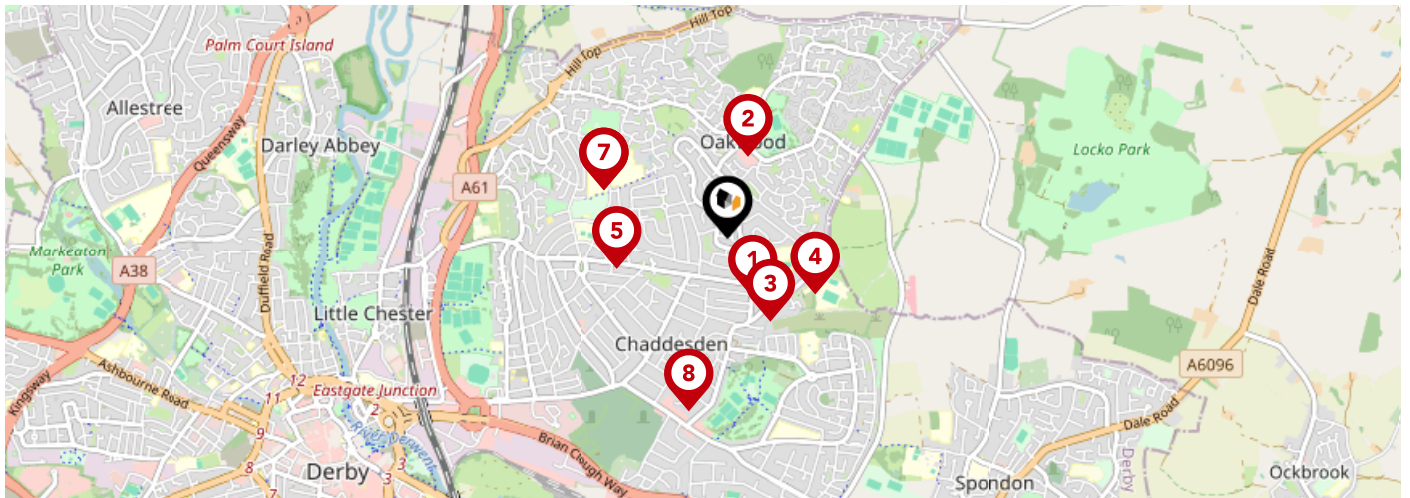
Property

EPC - Additional Data

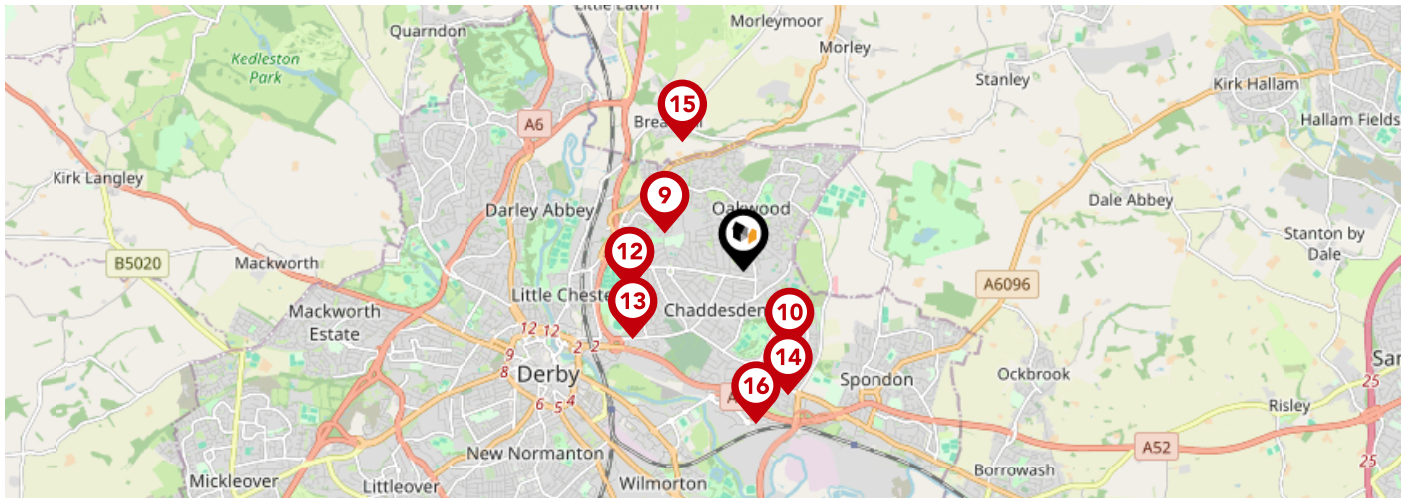


Additional EPC Data

Property Type:	Semi-detached house
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Mostly double glazing
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:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	70 m ²

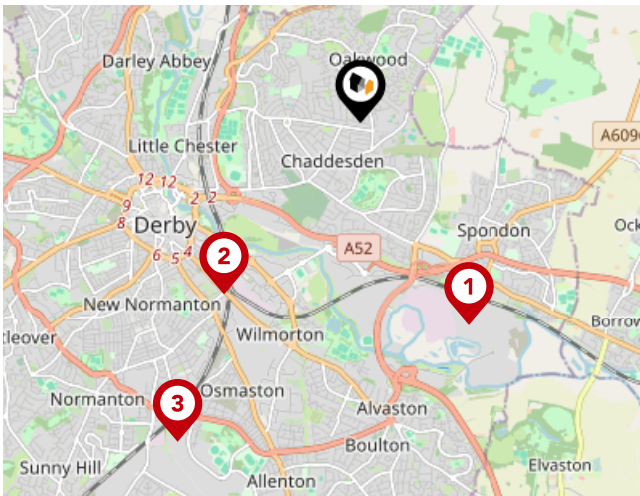


		Nursery	Primary	Secondary	College	Private
1	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



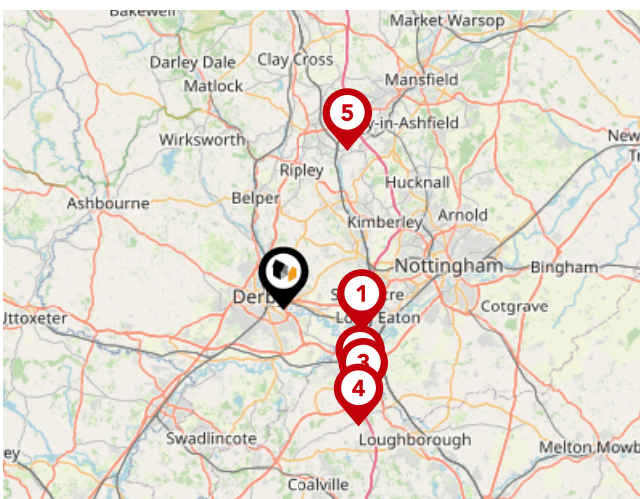
		Nursery	Primary	Secondary	College	Private
	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



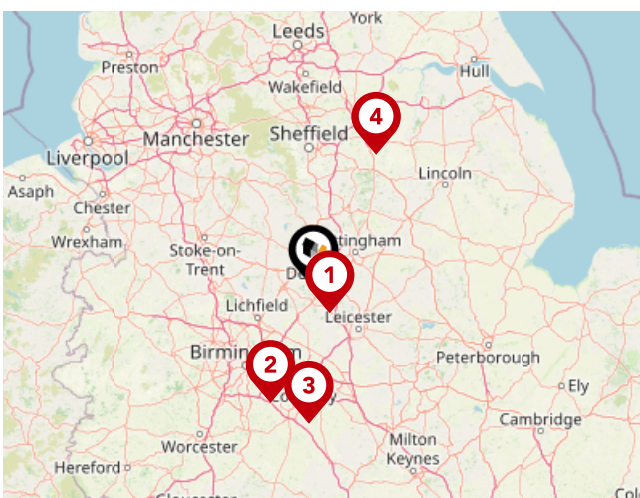
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.05 miles
2	Derby Rail Station	1.96 miles
3	Peartree Rail Station	3.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.83 miles
2	M1 J24A	7.88 miles
3	M1 J24	8.74 miles
4	M1 J23A	9.89 miles
5	M1 J28	12.2 miles



Airports/Helipads

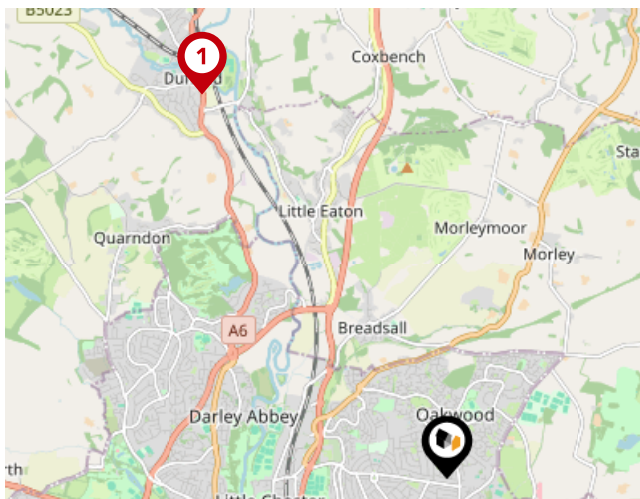
Pin	Name	Distance
1	East Mids Airport	8.89 miles
2	Birmingham Airport	35.79 miles
3	Baginton	39.49 miles
4	Finningley	41.42 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Danebridge Crescent	0.21 miles
2	Lime Lane	0.87 miles
3	Greenway	0.92 miles
4	Smalley Drive	0.82 miles
5	Saundersfoot Way	0.82 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.08 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.



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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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