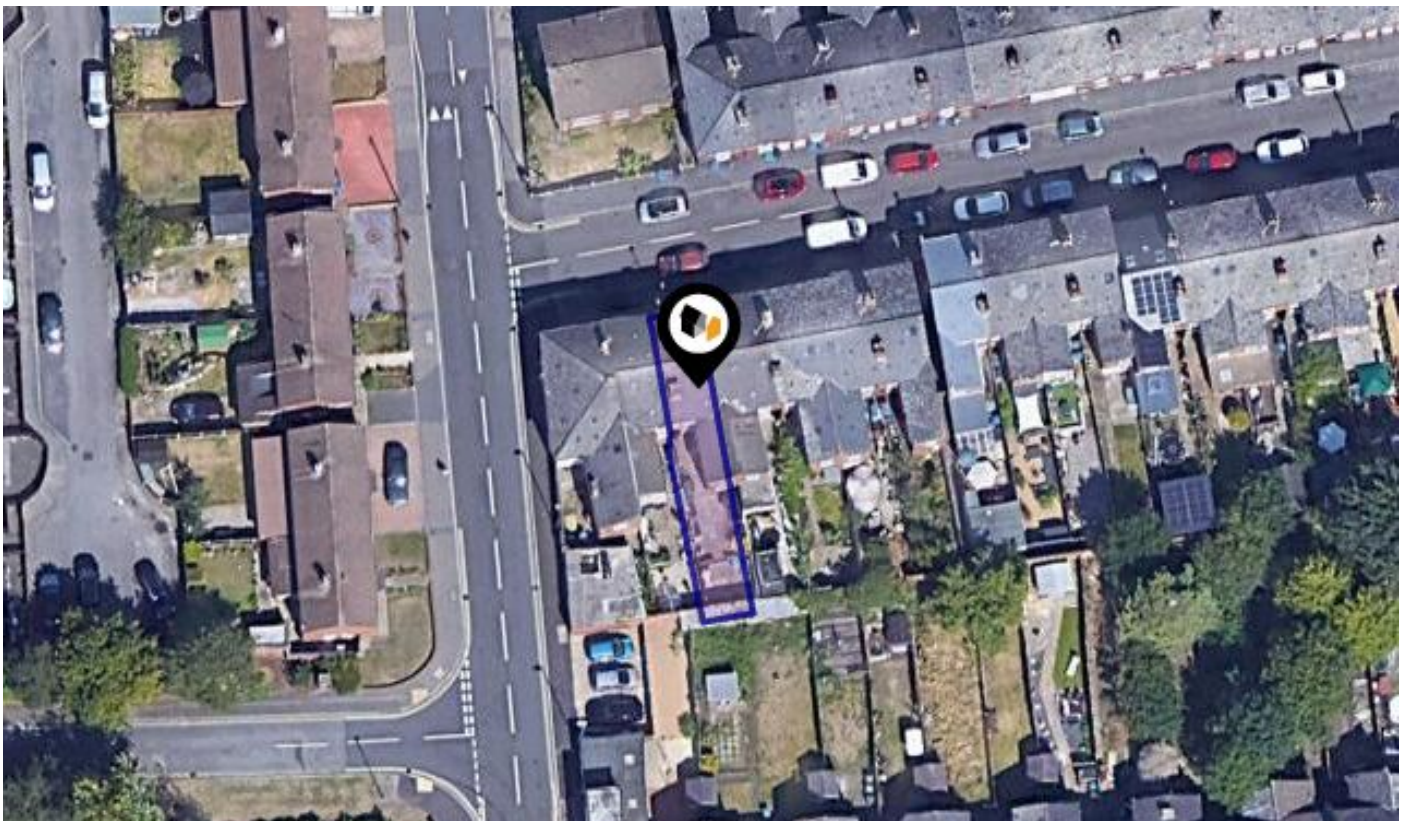




# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 14<sup>th</sup> November 2024**



## **FRANCIS STREET, DERBY, DE21**

### **Hannells**

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

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hannells.co.uk



# Introduction

## Our Comments



### Useful Information:

- > Two/Three-Bedroom, Inner-Terrace Property
- > Two Reception Rooms
- > No Upward Chain, Ideal First Time Buy
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

A two/three-bedroom, inner-terrace property available for sale with no upward chain and would ideally suit a first time buyer or investment property. The property benefits from two reception rooms, first floor bathroom, walled fore-garden and an enclosed rear garden!

The accommodation is supplemented by gas fired central heating (via a combination central heating boiler), UPVC double glazing and briefly comprises:- lounge with feature fireplace, inner lobby, dining room with enclosed staircase to first floor and fitted breakfast kitchen. To the first floor a passaged landing provides access to two/three bedrooms (third bedroom non-private) and bathroom with a three piece suite. Outside, there is a walled foregarden and paved rear garden.

Francis Street is well situated for both Derby and Chaddesden respectively which offer a range of shops, schools and transport links together with road links including the A52, A38 and further major road links.

### Room Measurement & Details

Lounge: (11'10" x 11'7") 3.61 x 3.53

Inner Lobby:

Sitting Room/Dining Room: (12'2" x 11'7") 3.71 x 3.53

Dining Kitchen: (17'1" x 7'3") 5.21 x 2.21

First Floor Passaged Landing:

Bedroom One: (12'2" x 11'7") 3.71 x 3.53

Bedroom Two: (12'2" x 8'6") 3.71 x 2.59

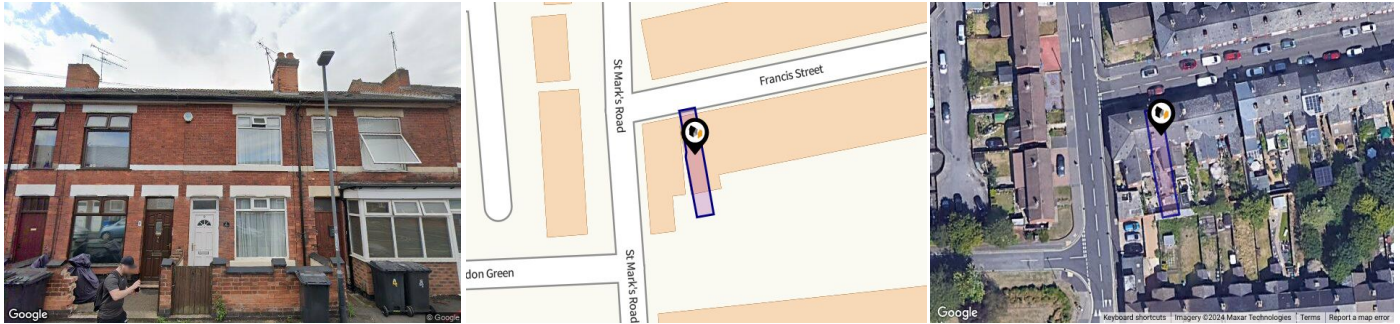
Optional Third Bedroom (Non-Private): (9'4" x 7'4") 2.84 x 2.24

Bathroom: (7'4" x 7'3") 2.24 x 2.21

Outside:

There is a walled garden to the front elevation and an enclosed garden to the rear.

# Property Overview



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	904 ft <sup>2</sup> / 84 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,405		
<b>Title Number:</b>	DY14726		

## Local Area

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

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

<b>15</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



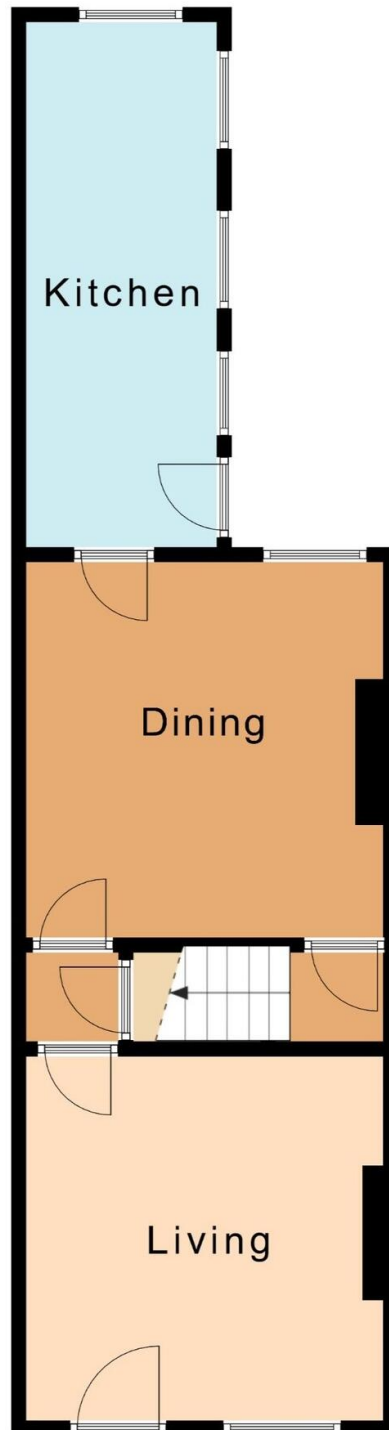
### Satellite/Fibre TV Availability:



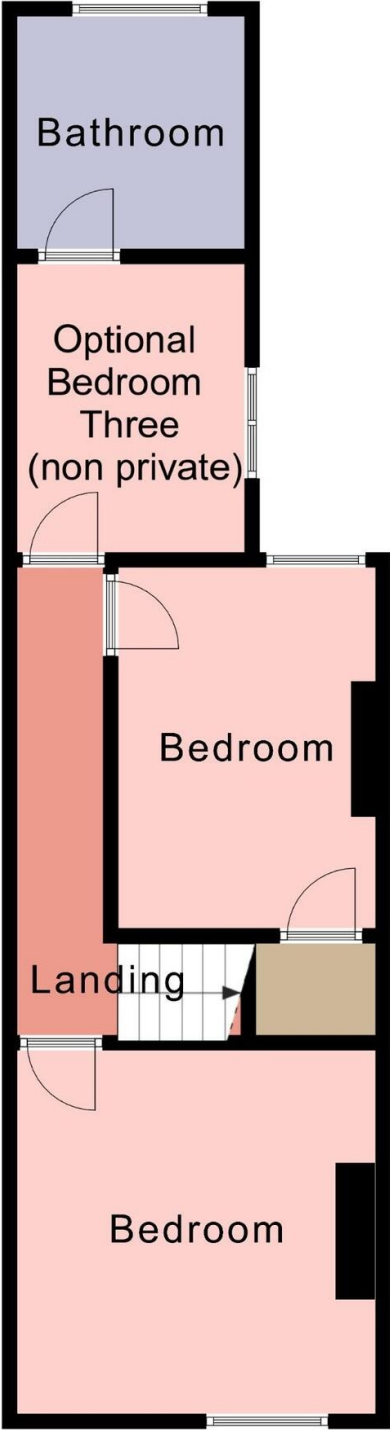




**FRANCIS STREET, DERBY, DE21**



**FRANCIS STREET, DERBY, DE21**



# Property EPC - Certificate



DE21

Energy rating

**D**

Valid until 02.06.2031

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>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



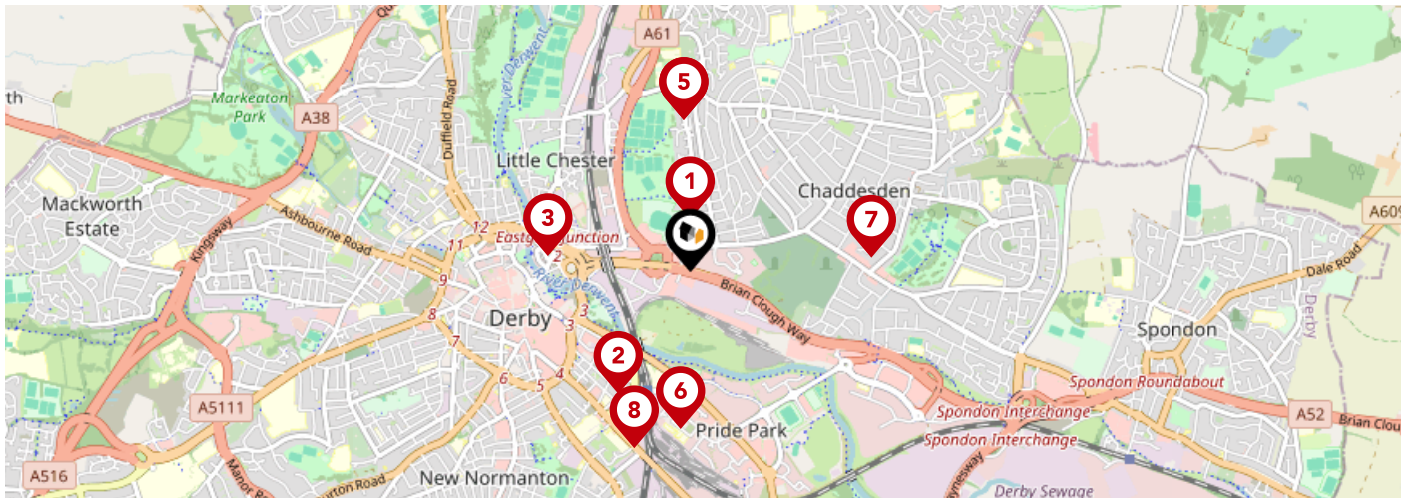
# Property

## EPC - Additional Data

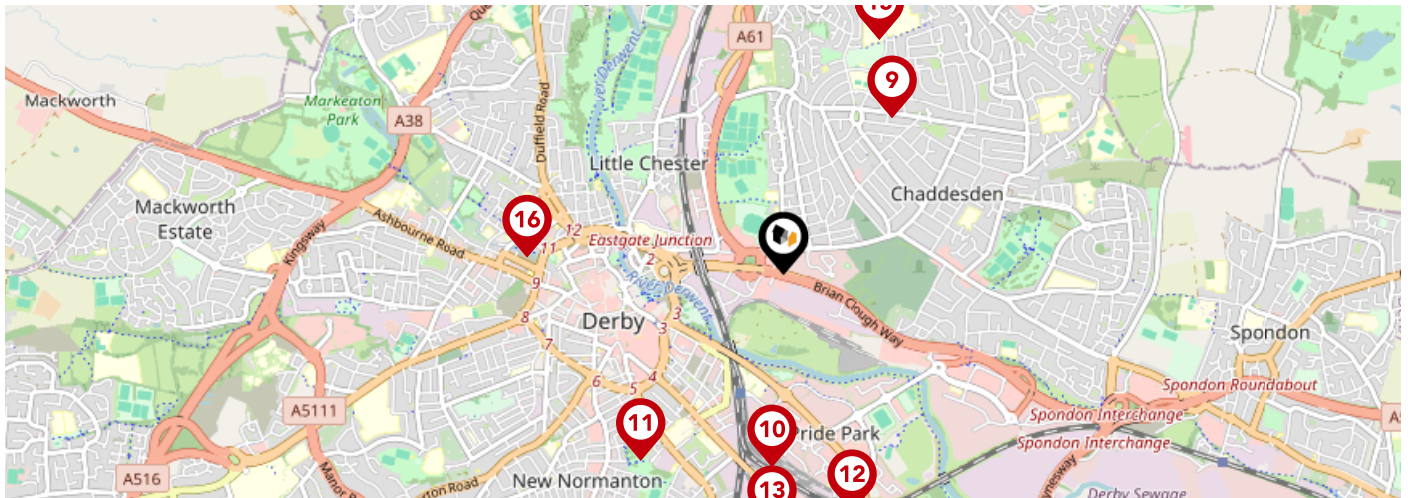


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<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, unknown install date
<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, room thermostat and TRVs
<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>	84 m <sup>2</sup>

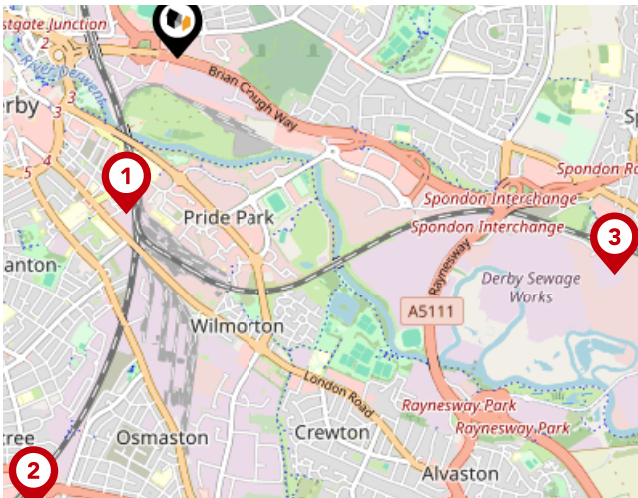


		Nursery	Primary	Secondary	College	Private
<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Castleward Spencer Academy</b> Ofsted Rating: Not Rated   Pupils: 118   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Landau Forte College</b> Ofsted Rating: Outstanding   Pupils: 1240   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Beaufort Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 269   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Derby College</b> Ofsted Rating: Good   Pupils:0   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Derby Cathedral School</b> Ofsted Rating: Good   Pupils: 1006   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



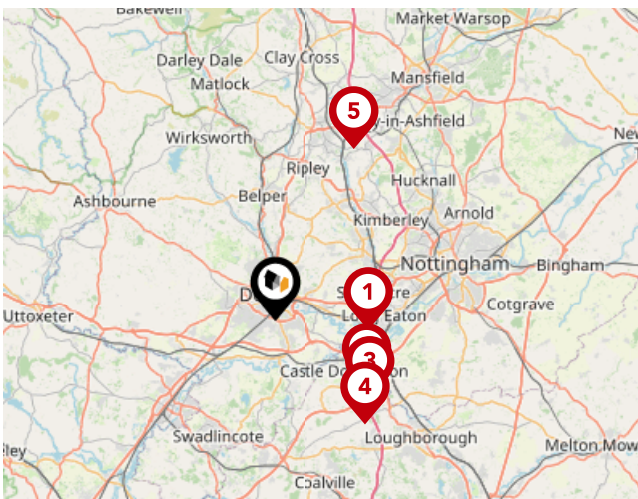
		Nursery	Primary	Secondary	College	Private
	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>UTC Derby Pride Park</b> Ofsted Rating: Good   Pupils: 362   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St James' Church of England Aided Infant School</b> Ofsted Rating: Good   Pupils: 129   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derby Pride Academy</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Zaytouna Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Central Community Nursery School</b> Ofsted Rating: Good   Pupils: 80   Distance:1.15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



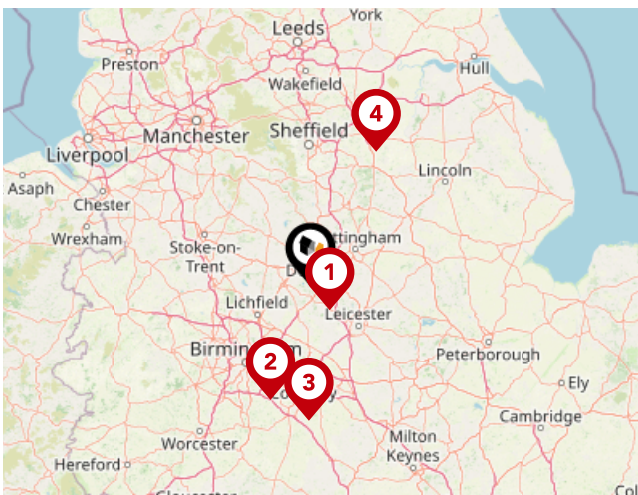
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	0.74 miles
2	Peartree Rail Station	2.12 miles
3	Spondon Rail Station	2.18 miles



## Trunk Roads/Motorways

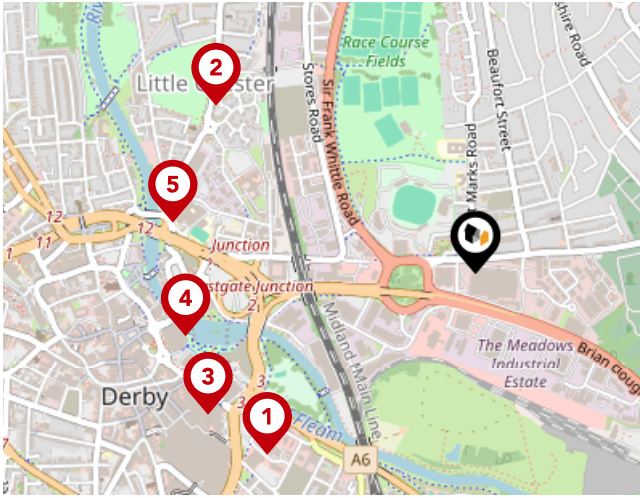
Pin	Name	Distance
1	M1 J25	6.64 miles
2	M1 J24A	8.09 miles
3	M1 J24	8.86 miles
4	M1 J23A	9.81 miles
5	M1 J28	13.35 miles



## Airports/HELIPADS

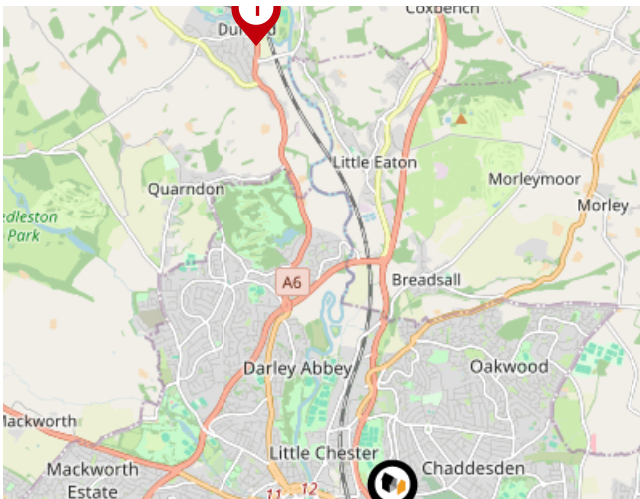
Pin	Name	Distance
1	East Mids Airport	8.74 miles
2	Birmingham Airport	34.68 miles
3	Baginton	38.63 miles
4	Finningley	42.59 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Copeland Street	0.62 miles
2	Caesar Street	0.69 miles
3	Bus Station	0.67 miles
4	Brewers Tap	0.66 miles
5	Fox Street	0.69 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.44 miles
2	Tram Park & Ride	8.17 miles
3	Toton Lane Tram Stop	8.17 miles



## Hannells

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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

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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

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