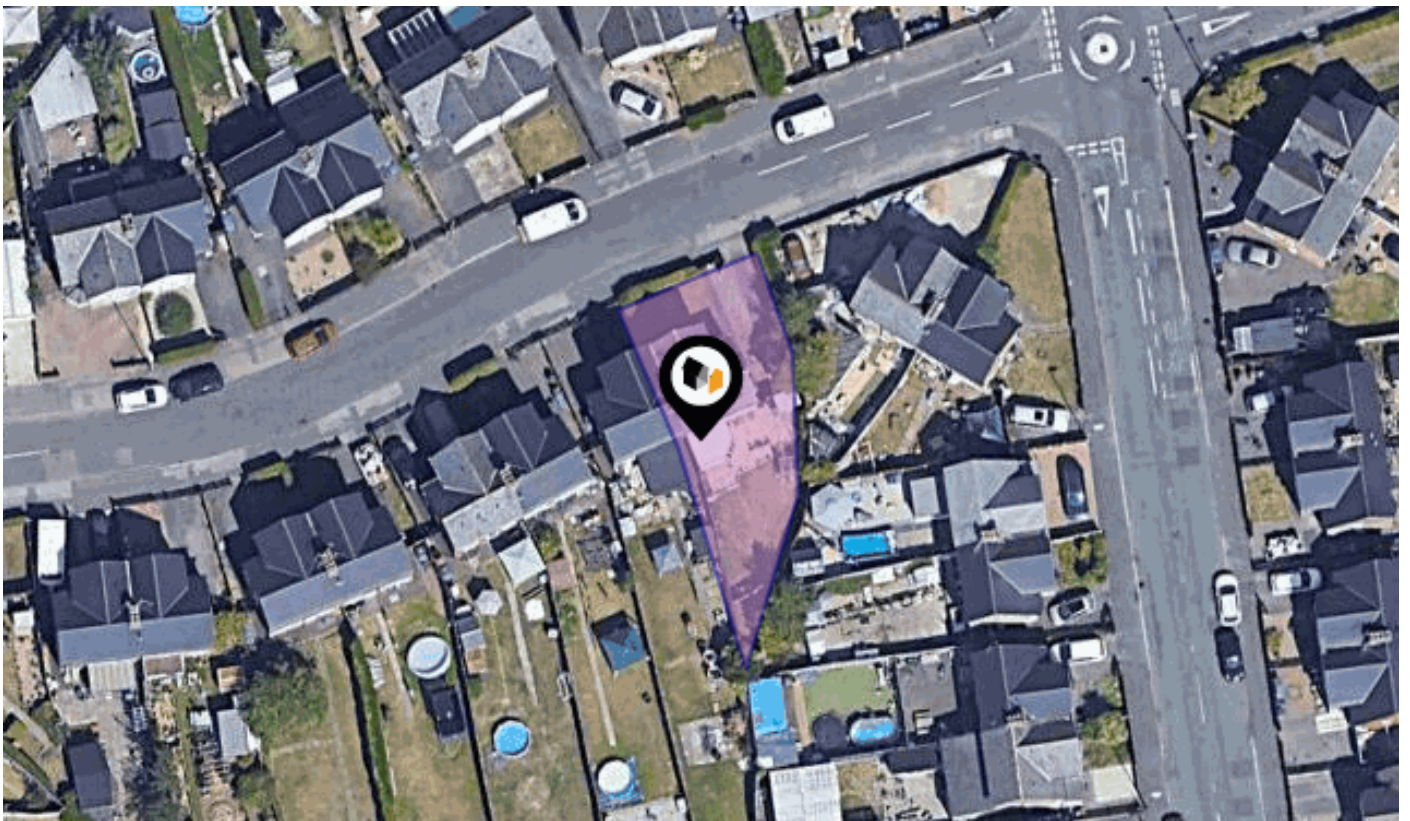




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd December 2024



CARDIGAN STREET, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Good Sized Three Bedroom Home
- > Generous Plot
- > Freehold/Standard Construction
- > EPC Rating C/Council Tax Band A
- > Driveway Parking

Property Description

This spacious and well-presented three-bedroom home stands on a good-sized plot with a spacious rear garden and plenty of off-road parking. Offering a generous lounge, fitted kitchen diner and conservatory, it must be viewed!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with under stairs store cupboard; good sized lounge; fitted dining kitchen; uPVC double glazed conservatory with French doors opening to the rear garden; ground floor fitted bathroom and three first floor bedrooms. To the front of the property is a neat garden space with lawn alongside a driveway providing ample off-road parking. To the rear is an enclosed garden with patio seating area and lawn. The property is well situated for Chaddesden and Derby City Centre respectively together with shops, schools and transport links. Viewing recommended.

Room Measurement & Details

Entrance Hall:

Lounge: (13'0" x 12'2") 3.96 x 3.71

Kitchen Diner: (13'1" x 9'9") 3.99 x 2.97

Conservatory: (8'11" x 8'6") 2.72 x 2.59

Bathroom: (5'9" x 5'7") 1.75 x 1.70

First Floor Landing:

Bedroom One: (12'11" x 12'3") 3.94 x 3.73

Bedroom Two: (9'8" x 9'0") 2.95 x 2.74

Bedroom Three: (9'0" x 6'8") 2.74 x 2.03

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	925 ft ² / 86 m ²		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY353789		

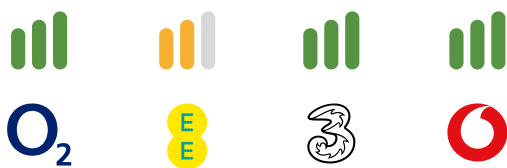
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1000 mb/s

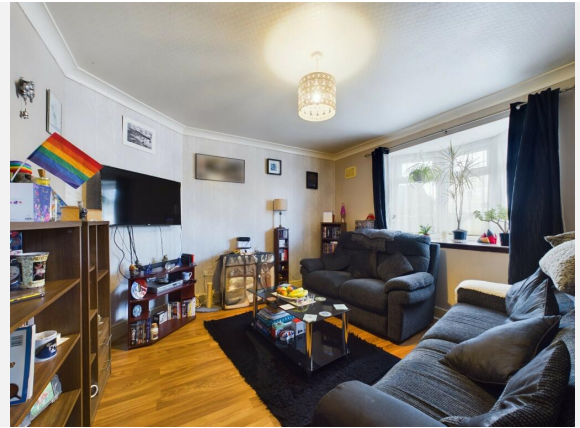
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

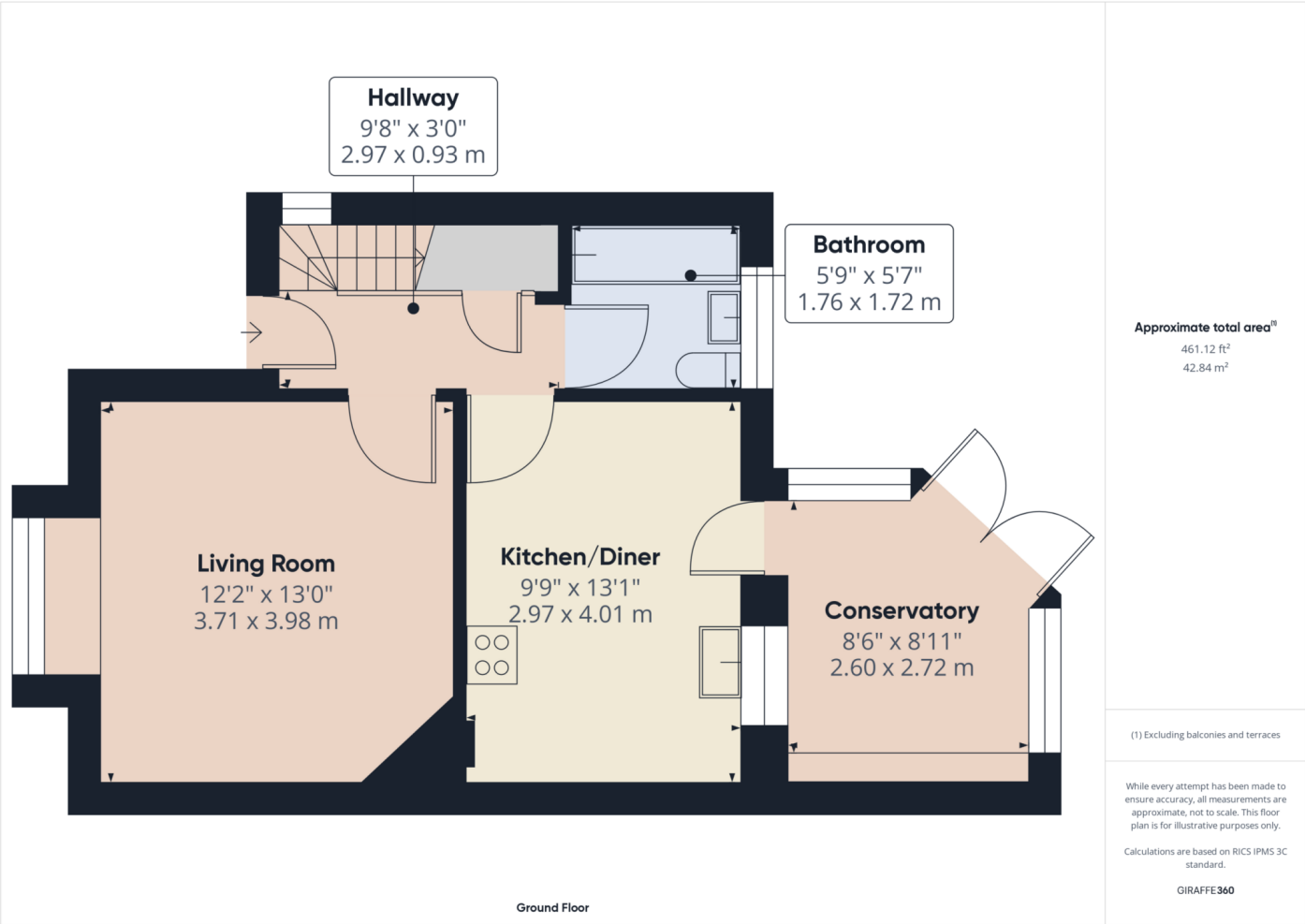


Gallery Photos

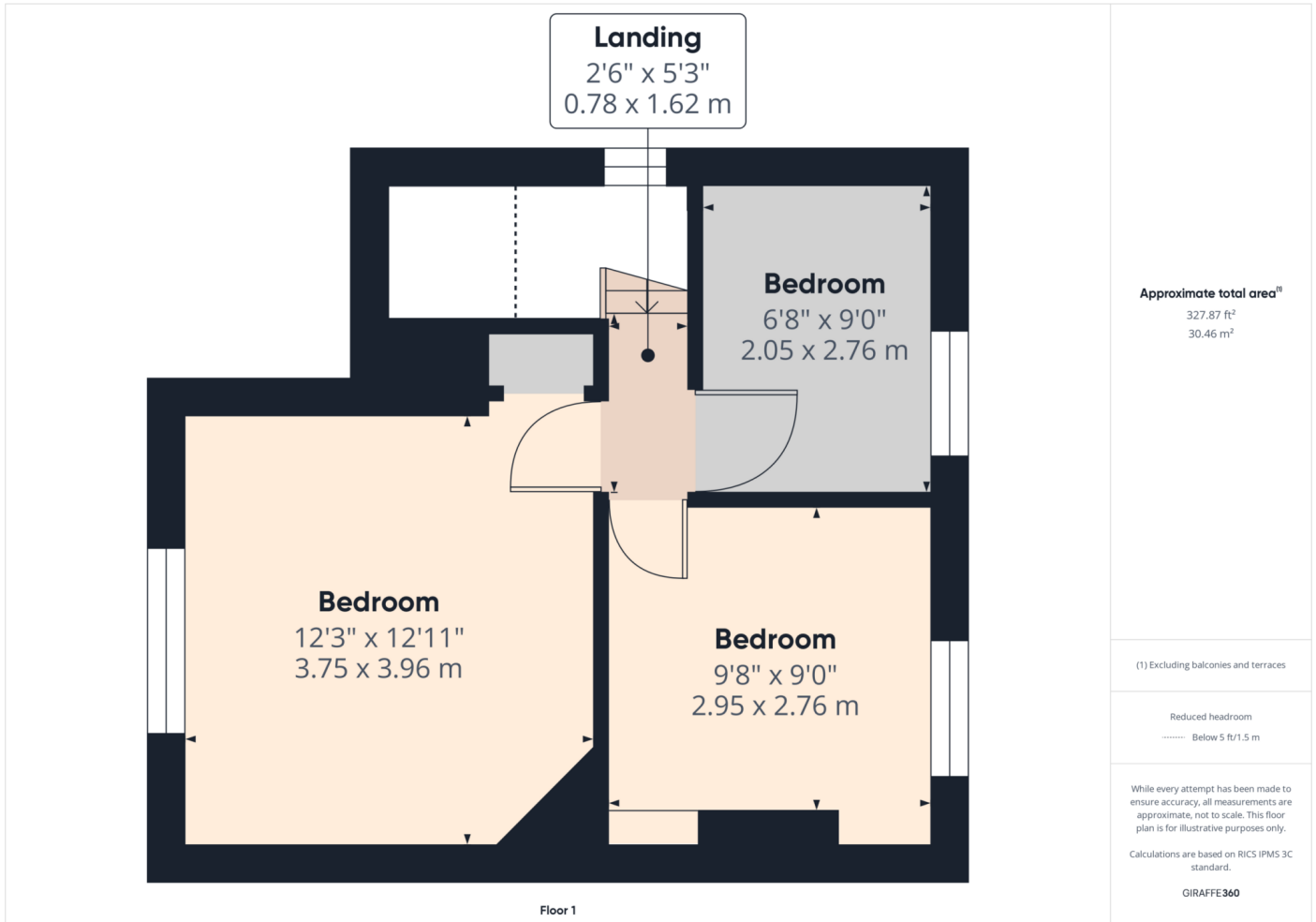




CARDIGAN STREET, DERBY, DE21



CARDIGAN STREET, DERBY, DE21



Property EPC - Certificate



DERBY, DE21

Energy rating

C

Valid until 07.11.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

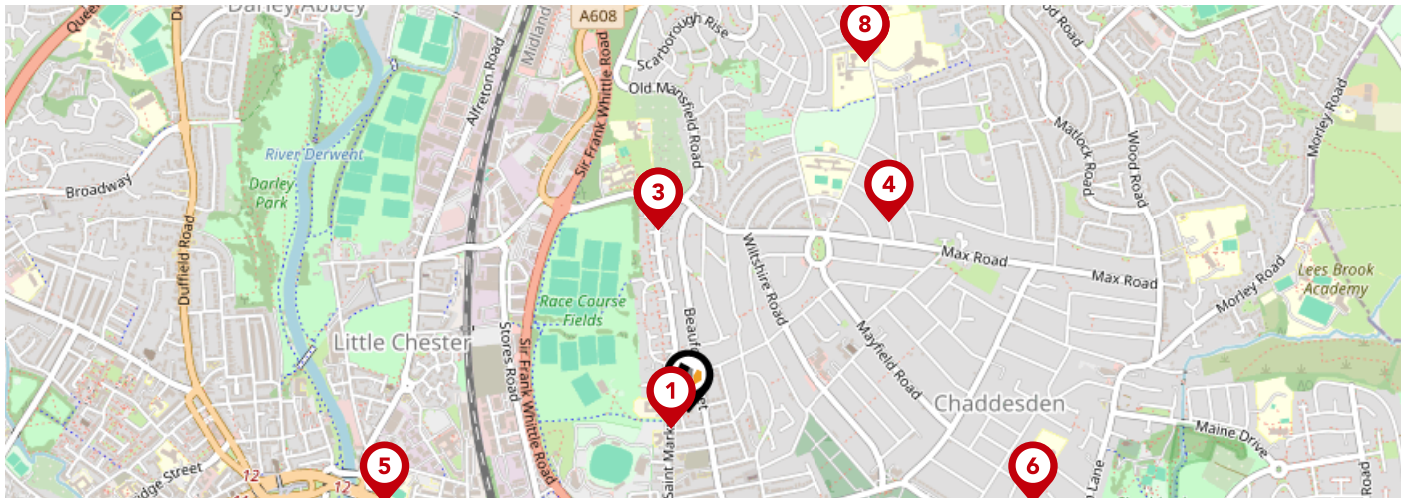
EPC - Additional Data



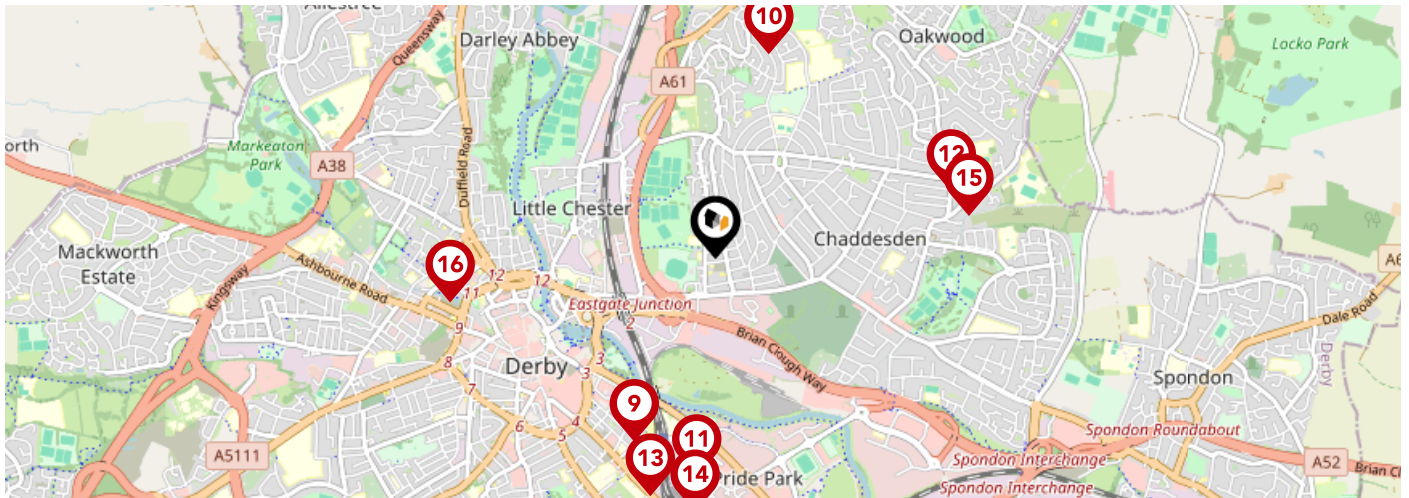
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
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:	86 m ²

Area Schools

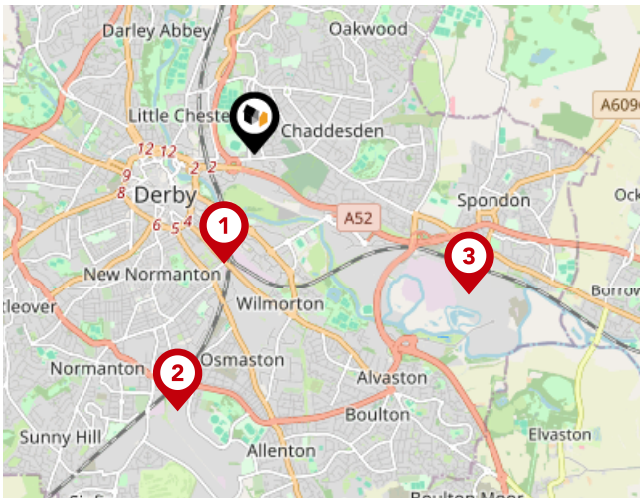


	Nursery	Primary	Secondary	College	Private
1 Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.41	<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:0.41	<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:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Landau Forte College Ofsted Rating: Outstanding Pupils: 1240 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.87	<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:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



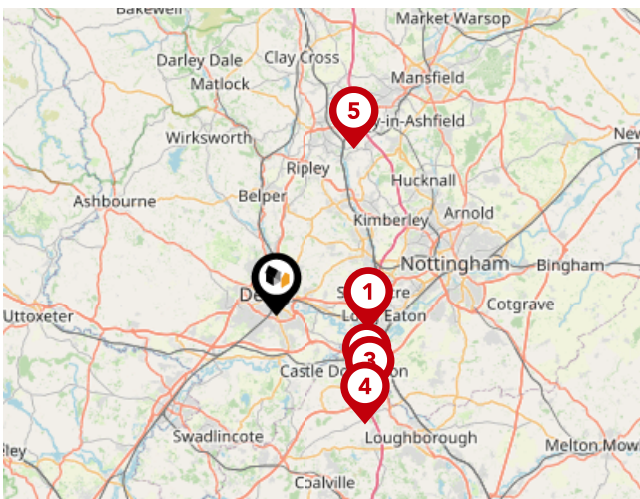
	Nursery	Primary	Secondary	College	Private
<p>9 Castleward Spencer Academy Ofsted Rating: Not Rated Pupils: 118 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.94</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Derby College Ofsted Rating: Good Pupils:0 Distance:0.98</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:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Derby Cathedral School Ofsted Rating: Good Pupils: 1006 Distance:1.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 UTC Derby Pride Park Ofsted Rating: Good Pupils: 362 Distance:1.13</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Central Community Nursery School Ofsted Rating: Good Pupils: 80 Distance:1.2</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



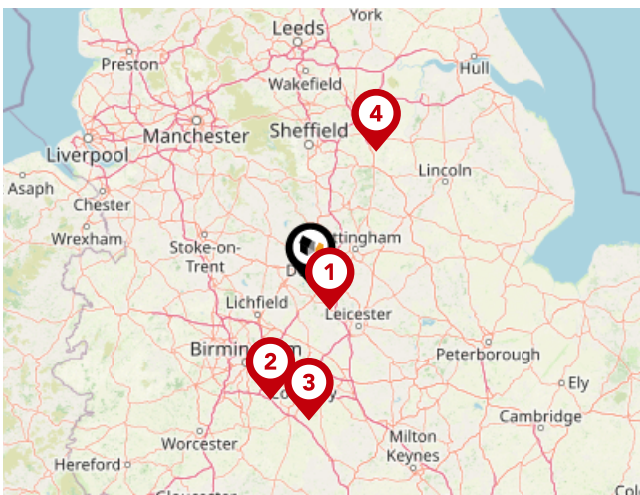
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.01 miles
2	Peartree Rail Station	2.39 miles
3	Spondon Rail Station	2.28 miles



Trunk Roads/Motorways

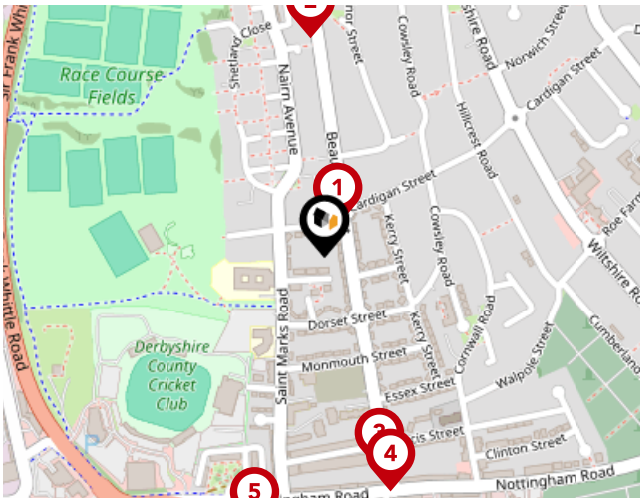
Pin	Name	Distance
1	M1 J25	6.64 miles
2	M1 J24A	8.22 miles
3	M1 J24	9.01 miles
4	M1 J23A	9.99 miles
5	M1 J28	13.09 miles



Airports/HELIPADS

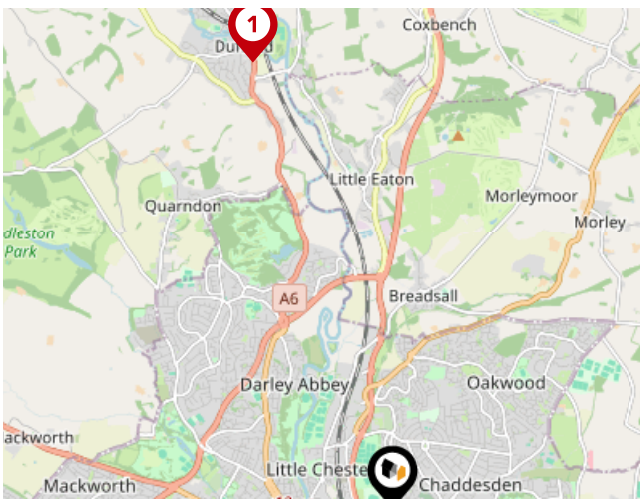
Pin	Name	Distance
1	East Mids Airport	8.94 miles
2	Birmingham Airport	34.94 miles
3	Baginton	38.9 miles
4	Finningley	42.33 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cardigan Street	0.04 miles
2	Pembroke Street	0.25 miles
3	Francis Street	0.25 miles
4	Francis Street	0.27 miles
5	Wayzgoose Drive	0.31 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.19 miles
2	Tram Park & Ride	8.15 miles
3	Toton Lane Tram Stop	8.15 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

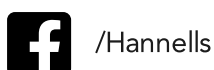


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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