

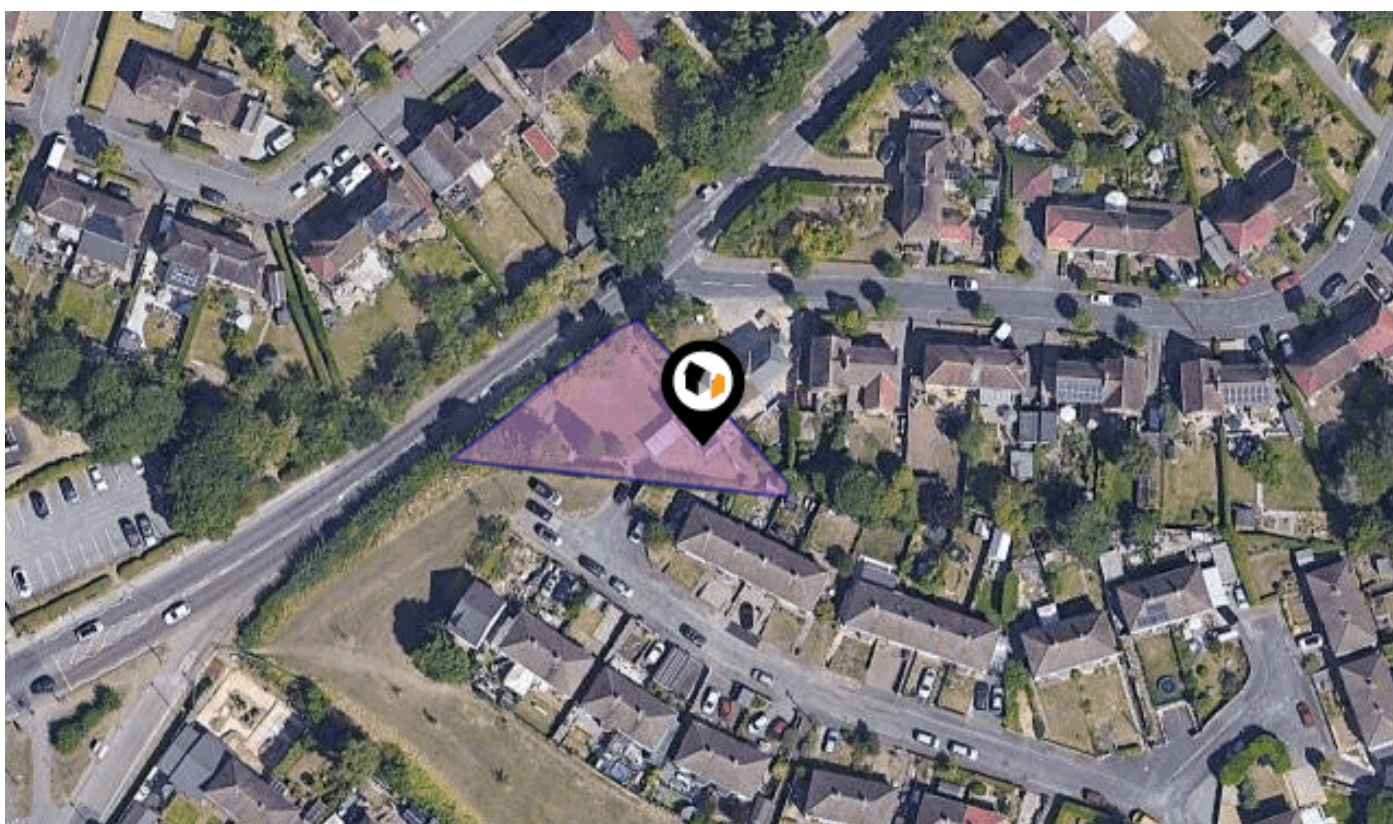


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12<sup>th</sup> December 2024



**LIME AVENUE, BREADSALL, DERBY, DE21**

## Hannells

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- > Four Bedroomed Semi-Detached Home Occupying An Extensive And Mature Plot
- > Excellent Potential To Extend, Subject To Necessary Planning Permission
- > No Upward Chain, Viewing Recommended
- > EPC Rating F, Traditional Construction
- > Council Tax Band B, Freehold

A traditional four bedroomed semi-detached home set back from Lime Avenue and occupying an extensive plot and with excellent potential to extend, subject to necessary planning permission. The property would benefit from a scheme of modernisation/improvement and has two good size reception rooms and off-road parking. The property is available with no upward chain and viewing is recommended.

The accommodation is supplemented by double glazing and briefly comprises:- entrance lobby, dual aspect lounge, dining/sitting room (both reception rooms having open fires) and kitchen. To the first floor are four bedrooms and bathroom with a three piece suite. Outside, there is an extensive garden to the front elevation and the property is set back from Mansfield Road and Lime Avenue. There is also the benefit of a rear garden, driveway and carport.

Entrance Porch:

Lounge: (17'1" x 10'10") 5.21 x 3.30

Dining/Sitting Room: (11'11" x 11'0") 3.63 x 3.35

Kitchen: (11'0" x 10'11") 3.35 x 3.33

First Floor Landing (With Feature Balcony To Front):

Bedroom One: (11'0" x 10'11") 3.35 x 3.33

Bedroom Two: (10'1" x 9'1") 3.07 x 2.77

Bedroom Three: (10'11" x 6'0") 3.33 x 1.83

Bedroom Four: (8'0" x 7'11") 2.44 x 2.41

Bathroom: (5'11" x 4'1") 1.80 x 1.24

Outside:




The property occupies a larger than average plot having an extensive and mature garden to the front and side elevations being mainly laid to lawn with mature shrubs and trees. There is a driveway to the side elevation (which is accessed via Hawkshead Avenue) which provides off-road parking with covered carport. The rear garden is laid mainly to lawn with garden shed. There is an attached outside WC to the rear of the property.

















## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	968 ft <sup>2</sup> / 90 m <sup>2</sup>		
Plot Area:	0.19 acres		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY10570		

## Local Area

Local Authority:	Derby city	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	3	69	-
• Surface Water	Very Low	mb/s	mb/s	mb/s
				

<b>Mobile Coverage:</b> (based on calls indoors)				<b>Satellite/Fibre TV Availability:</b>		
						
						















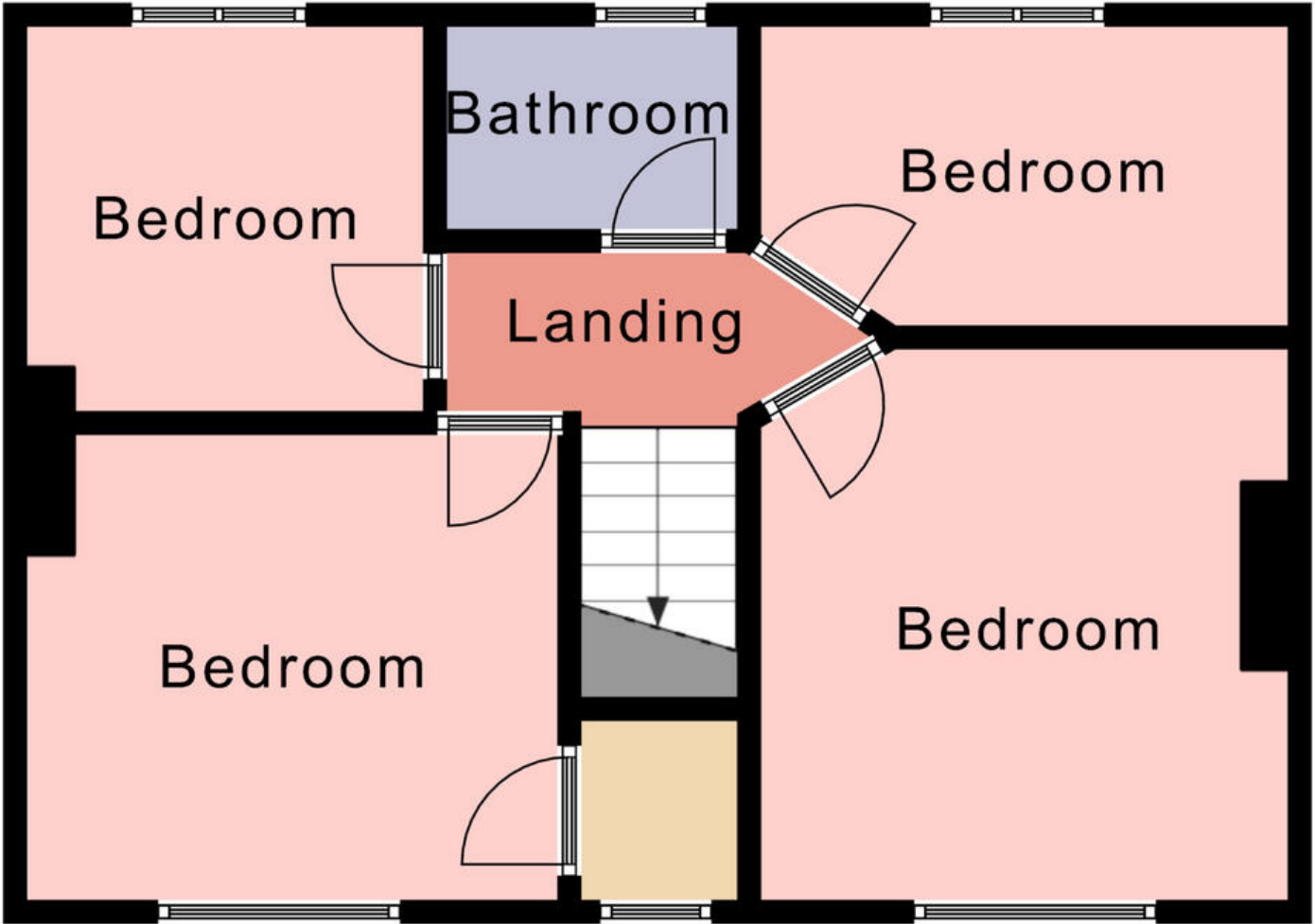


**LIME AVENUE, BREADSALL, DERBY, DE21**

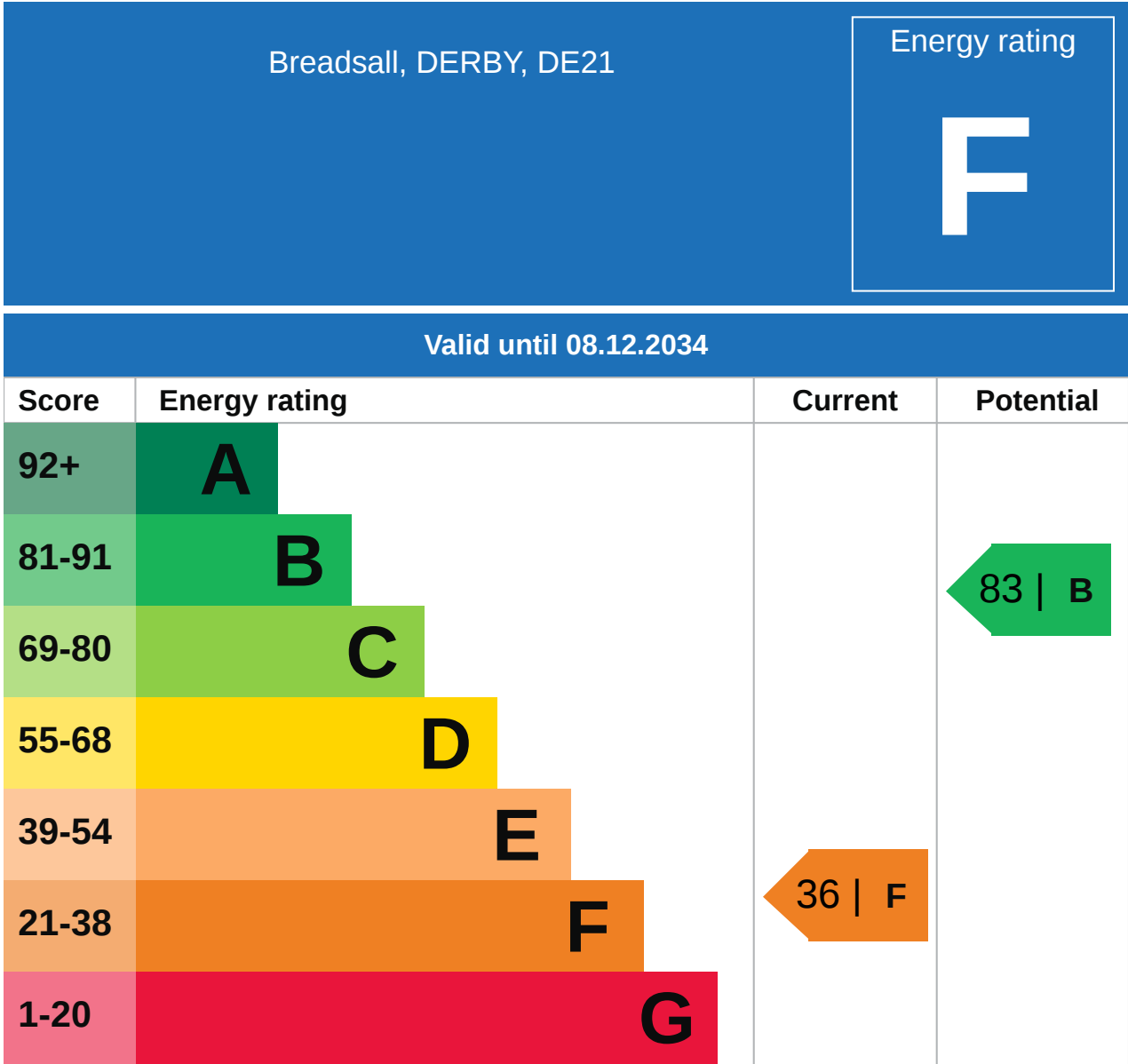




**LIME AVENUE, BREADSALL, DERBY, DE21**



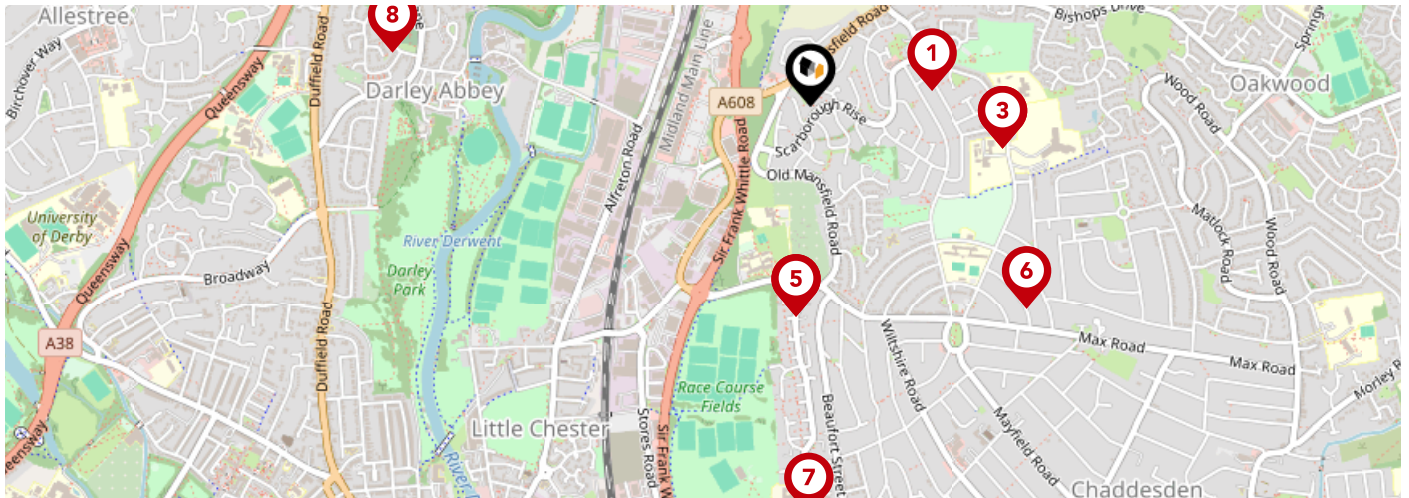
# Property EPC - Certificate



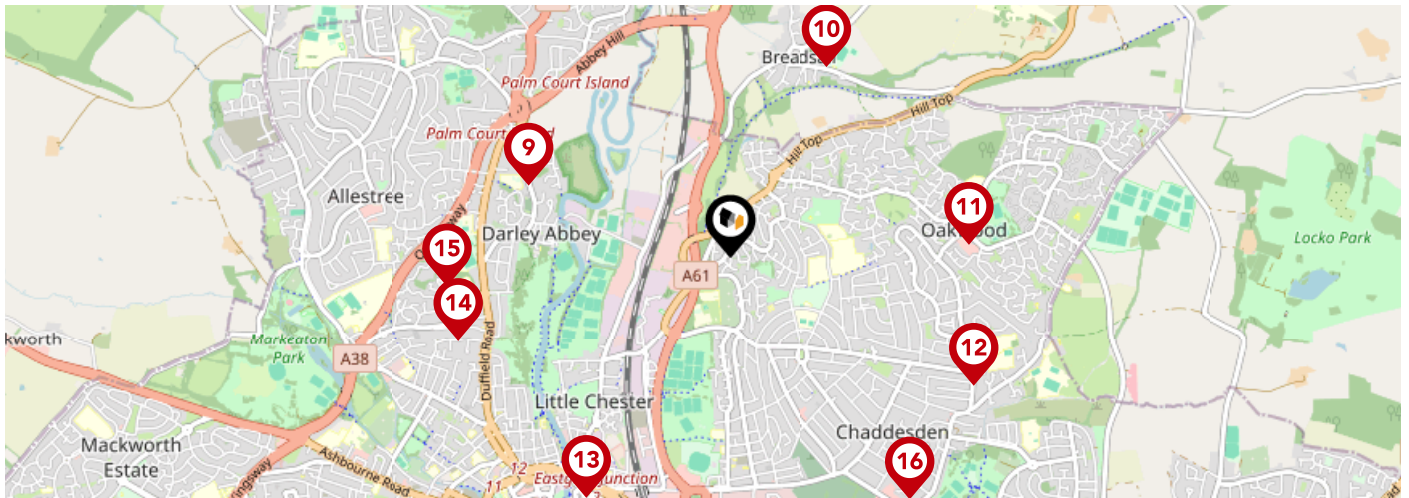










## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Manual charge control
<b>Main Heating Controls Energy:</b>	Poor
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Portable electric heaters (assumed)
<b>Total Floor Area:</b>	90 m <sup>2</sup>

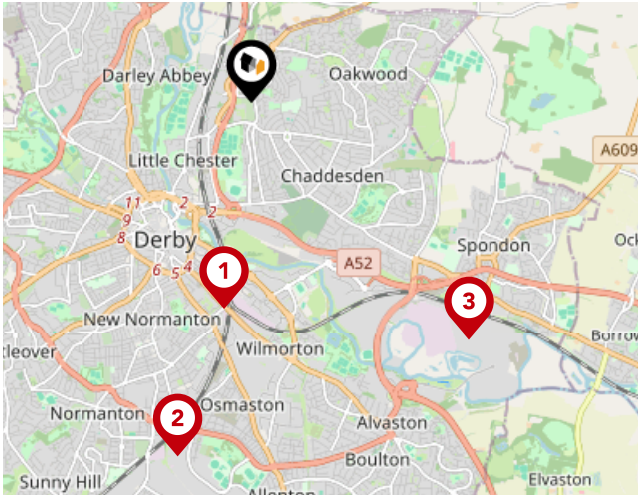


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Beaufort Community Primary School</b> 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"/>
<b>6</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Walter Evans Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 449   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



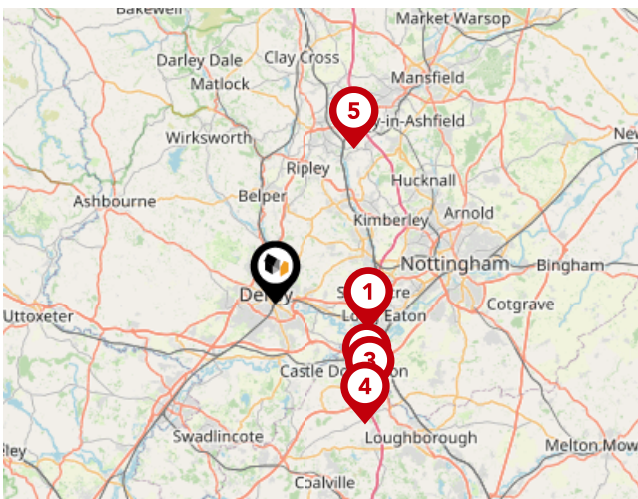
		Nursery	Primary	Secondary	College	Private
	<b>Old Vicarage School</b> Ofsted Rating: Not Rated   Pupils: 121   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Landau Forte College</b> Ofsted Rating: Outstanding   Pupils: 1240   Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 382   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Saint Benedict, A Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 1456   Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:1.35	<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	1.86 miles
2	Peartree Rail Station	3.23 miles
3	Spondon Rail Station	2.88 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	6.86 miles
2	M1 J24A	8.8 miles
3	M1 J24	9.64 miles
4	M1 J23A	10.7 miles
5	M1 J28	12.32 miles



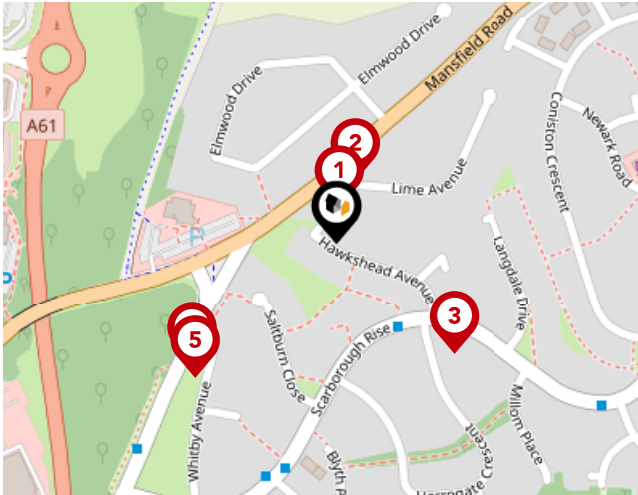
## Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	9.67 miles
2	Birmingham Airport	35.76 miles
3	Baginton	39.78 miles
4	Finningley	41.56 miles



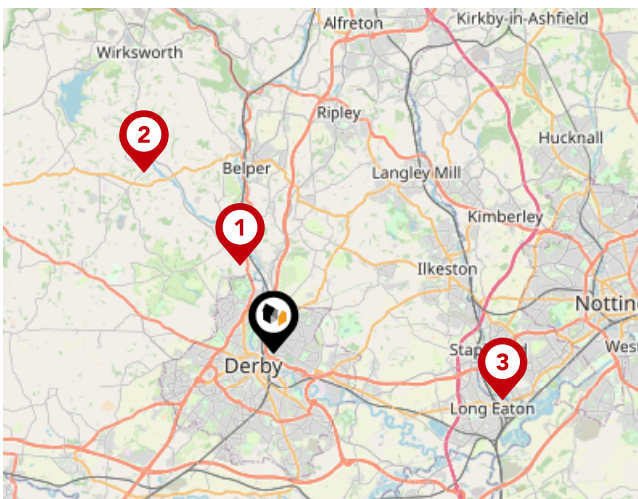
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Elmwood Drive	0.02 miles
2	Elmwood Drive	0.04 miles
3	Hawkshead Avenue	0.09 miles
4	Old Mansfield Road	0.11 miles
5	Old Mansfield Road	0.11 miles



### Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.35 miles
2	Idridgehay (Ecclesbourne Valley Railway)	7.94 miles
3	Tram Park & Ride	8.32 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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