

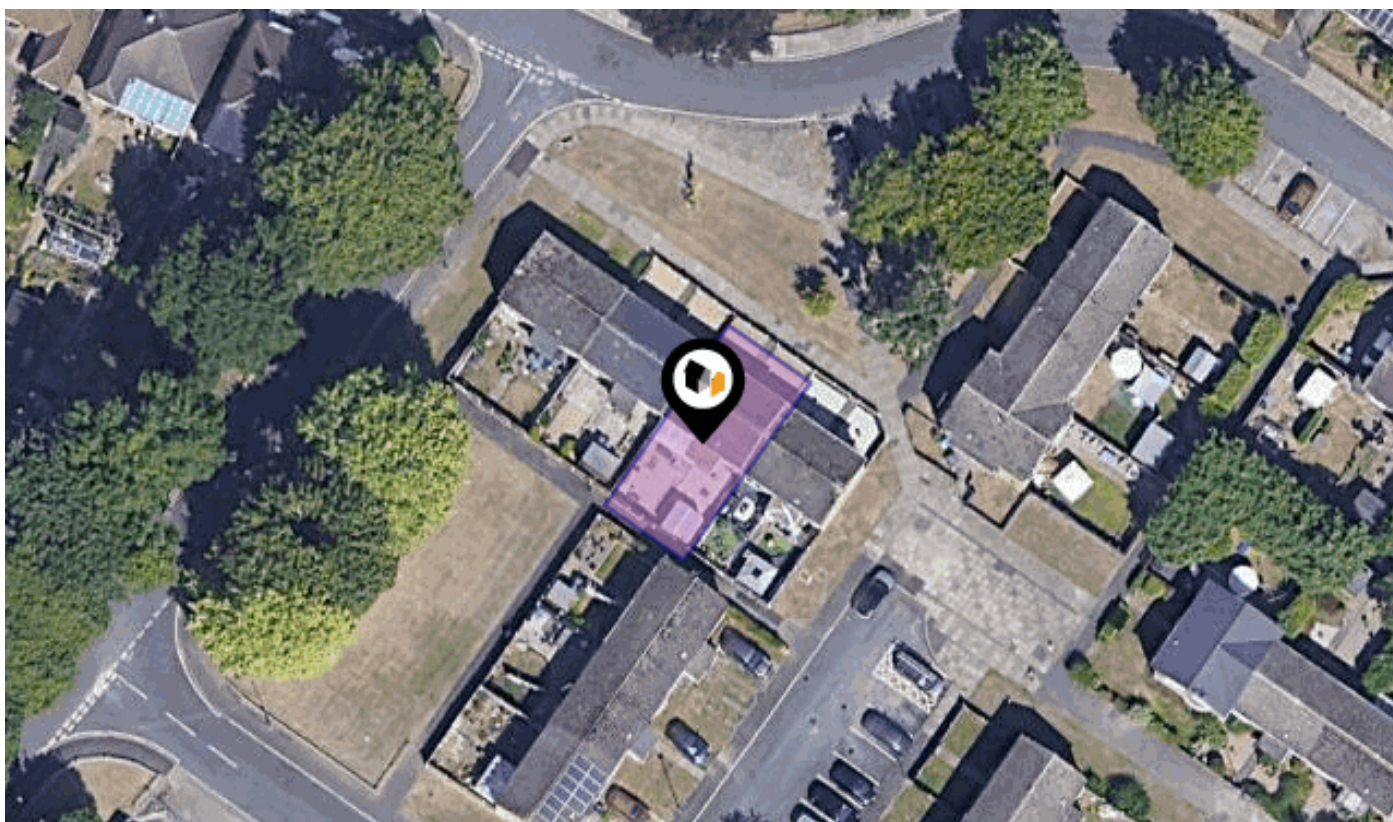


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th January 2025



ASHWORTH AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious Three-Bedroomed Mid-Townhouse
- > No Upward Chain, Ideal First Buy/Family Home
- > Spacious Lounge, Dining Kitchen
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A spacious three-bedroom townhouse available for sale with no upward chain and would ideally suit a first time buyer or growing family! The property benefits from gas fired central heating, UPVC double glazing and briefly comprises:- Reception hallway, dining kitchen, dual aspect lounge, rear lobby with useful deep under-stairs storage and cloakroom/WC. To the first floor the landing provides access to three good size bedrooms and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations. Ashworth Avenue is well situated for Chaddesden and its range of amenities which include a range of shops, schools and transport links together with convenient access for Derby City Centre and road links including the A52, M1 motorway and access for A50 respectively. An early viewing is highly recommended.

Entrance Hallway:

Lounge: (18'0" x 10'11") 5.49 x 3.33

Dining Kitchen: (18'0" x 10'10") 5.49 x 3.30

Rear Lobby:

Cloaks/WC:

Rear Porch:

First Floor Landing:

Bedroom One: (12'1" x 10'10") 3.68 x 3.30

Bedroom Two: (10'10" x 9'1") 3.30 x 2.77

Bedroom Three: (8'0" x 7'10") 2.44 x 2.39

Bathroom: (6'1" x 5'0") 1.85 x 1.52

Outside:




There are gardens to both front and rear elevations, both of which are enclosed. There is a garden shed included in the sale to the rear elevation.














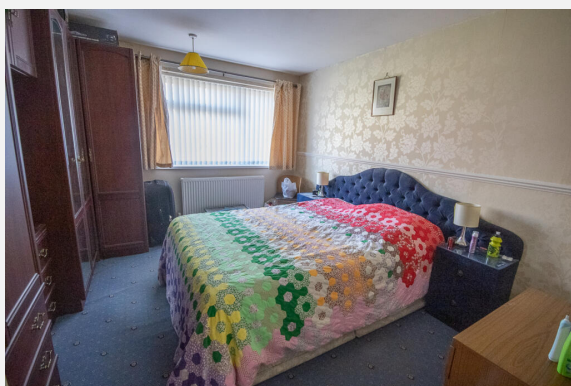
Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	925 ft ² / 86 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY104007		

Local Area

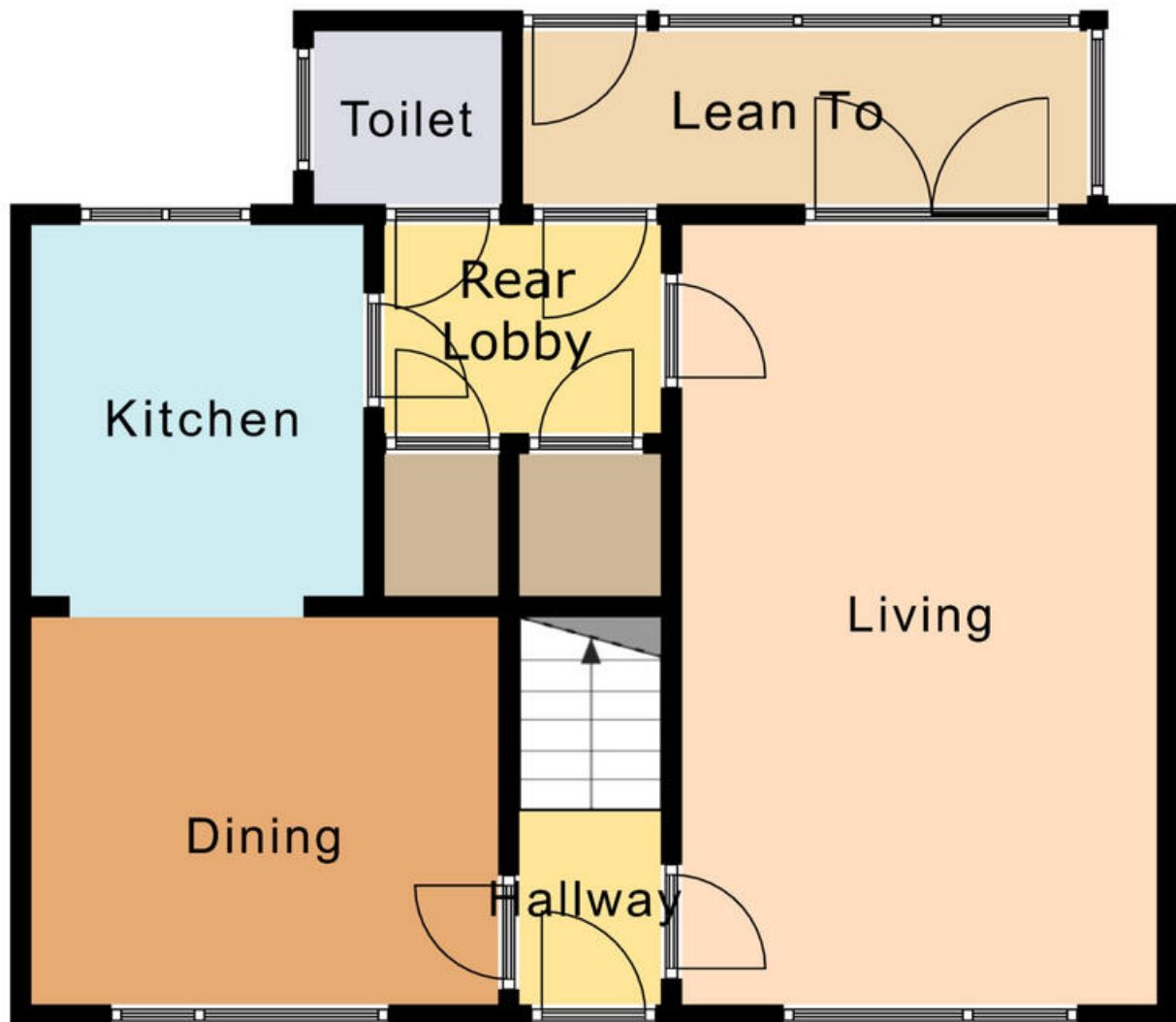
Local Authority:	Derby city	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	8	60	1000
• Surface Water	Low	mb/s	mb/s	mb/s
				

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

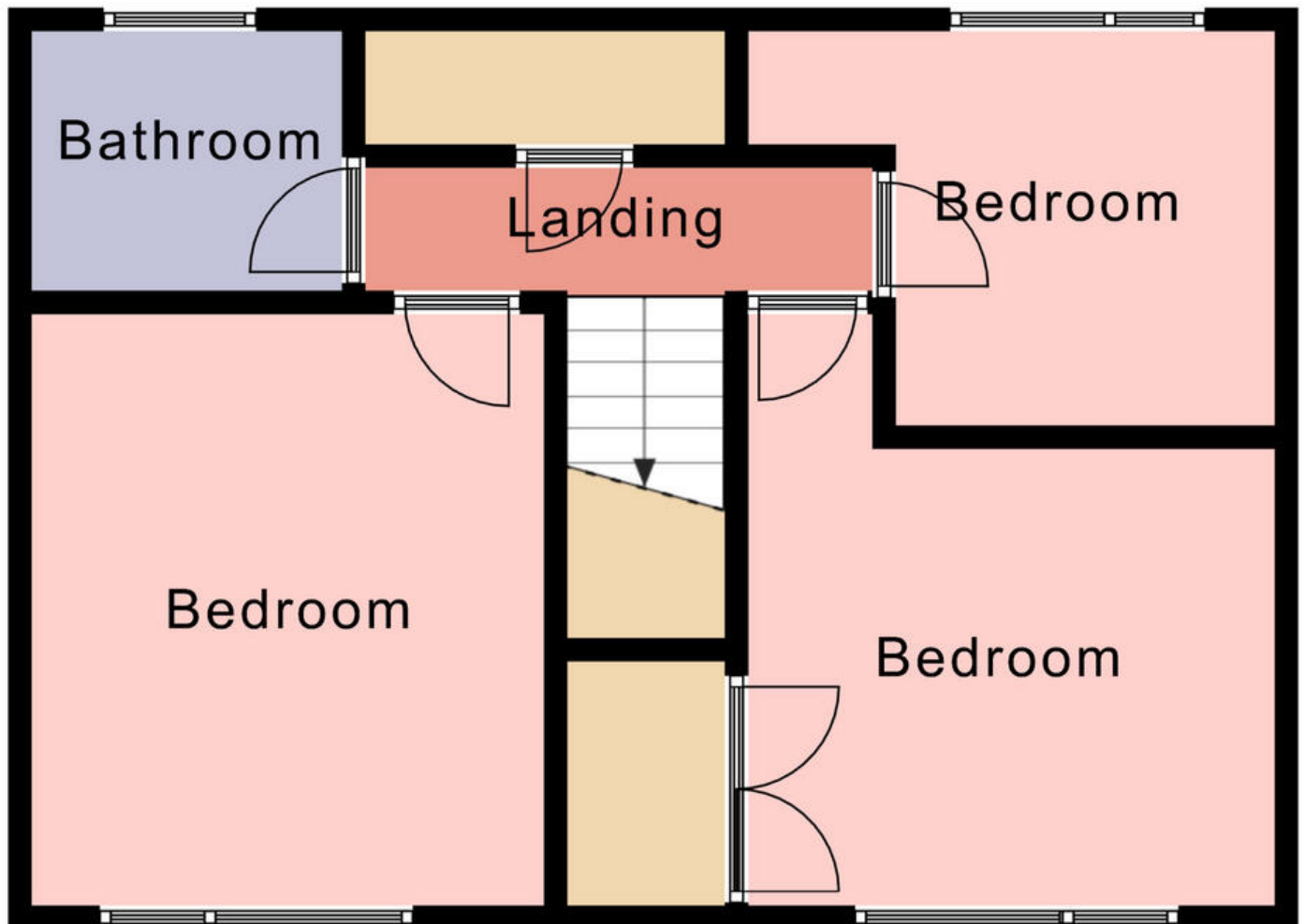




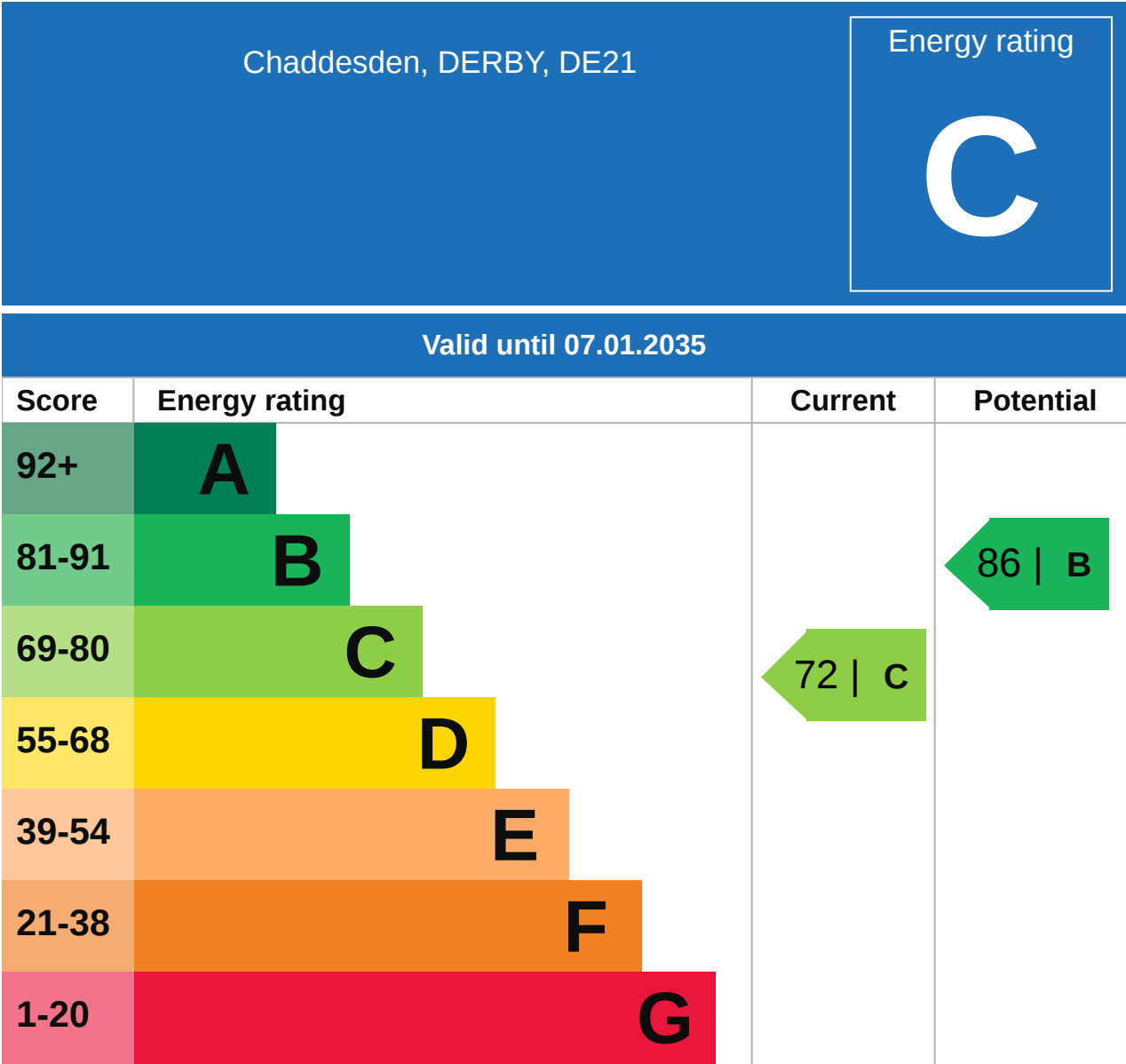
ASHWORTH AVENUE, CHADDESSEN, DERBY, DE21



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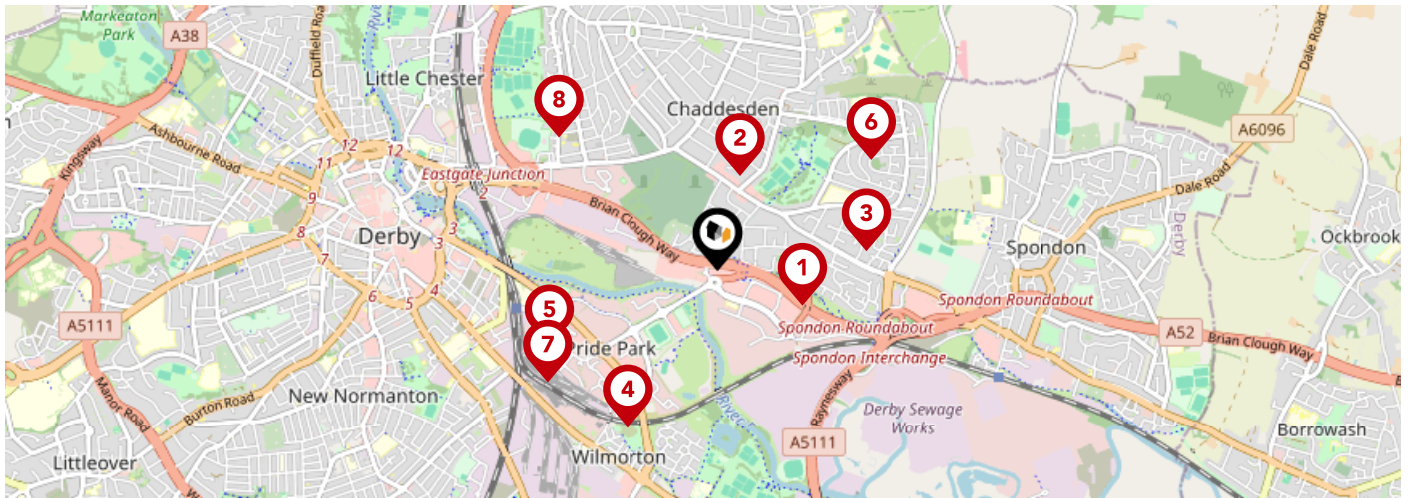


Property EPC - Certificate

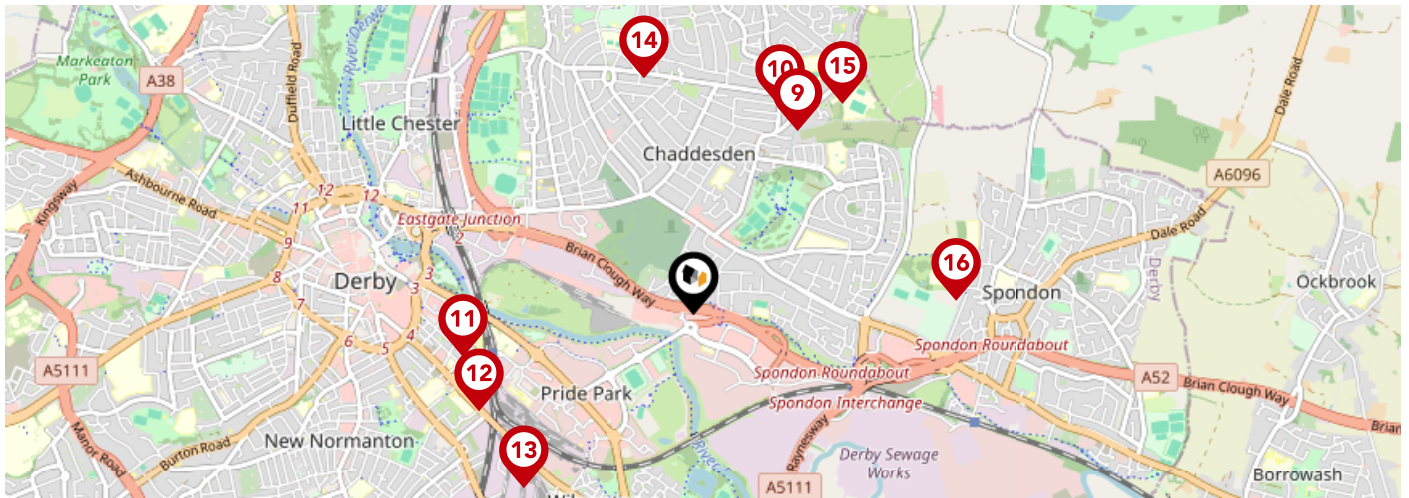


Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
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, TRVs and bypass
Main Heating Controls Energy:	Average
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:	86 m ²

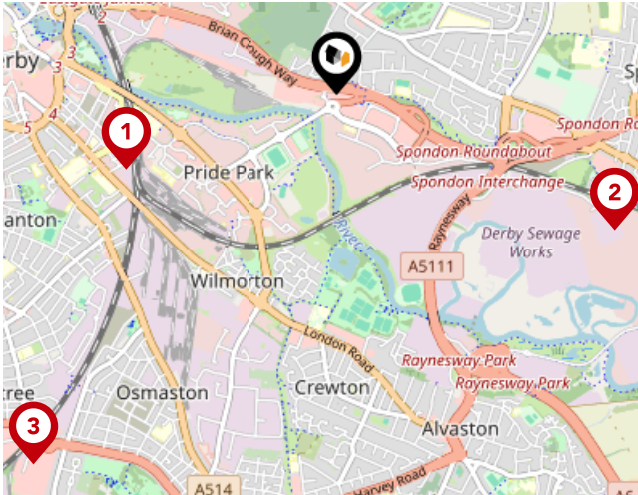


		Nursery	Primary	Secondary	College	Private
1	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Derby Pride Academy Ofsted Rating: Outstanding Pupils: 1 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Derby College Ofsted Rating: Good Pupils:0 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	UTC Derby Pride Park Ofsted Rating: Good Pupils: 362 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



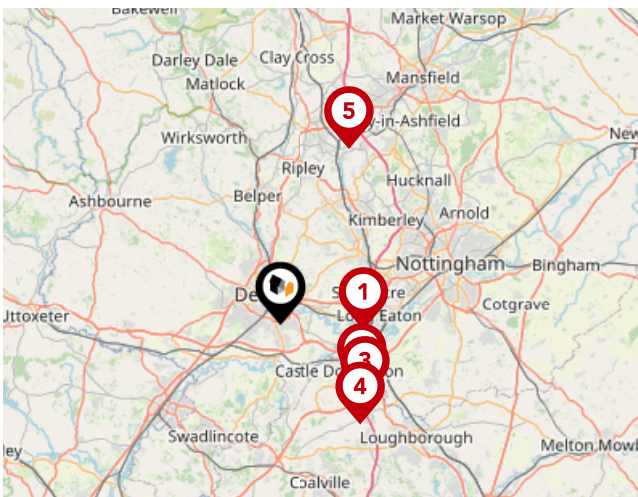
		Nursery	Primary	Secondary	College	Private
9	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Castleward Spencer Academy Ofsted Rating: Not Rated Pupils: 118 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Derby Cathedral School Ofsted Rating: Good Pupils: 1006 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Zaytouna Primary School Ofsted Rating: Good Pupils: 419 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	West Park School Ofsted Rating: Good Pupils: 1464 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



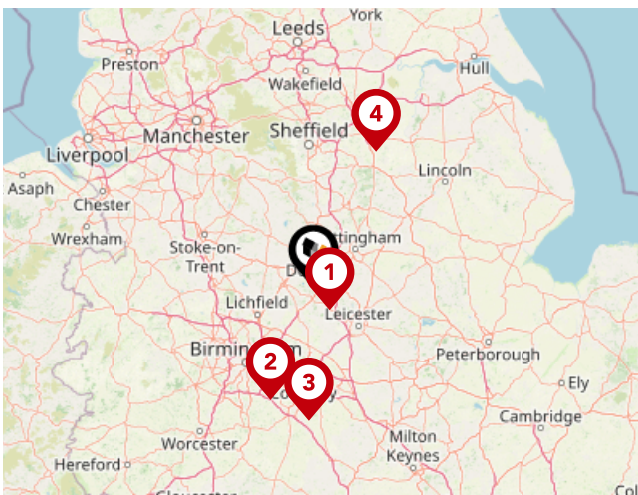
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1 miles
2	Spondon Rail Station	1.38 miles
3	Peartree Rail Station	2.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.91 miles
2	M1 J24A	7.3 miles
3	M1 J24	8.09 miles
4	M1 J23A	9.08 miles
5	M1 J28	13.41 miles

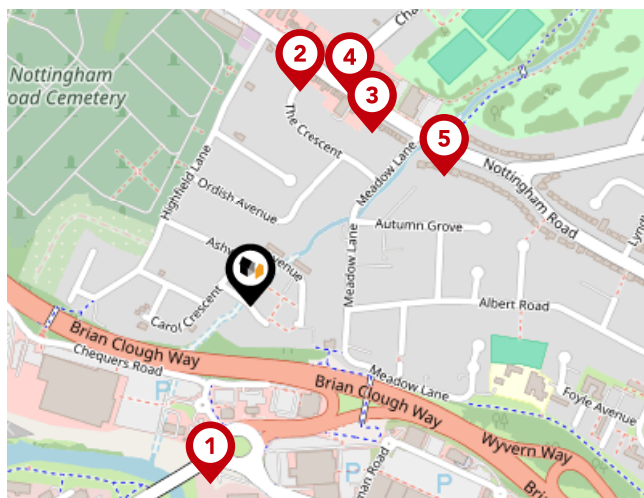


Airports/Helipads






Pin	Name	Distance
1	East Mids Airport	8.03 miles
2	Birmingham Airport	34.58 miles
3	Baginton	38.29 miles
4	Finningley	42.62 miles

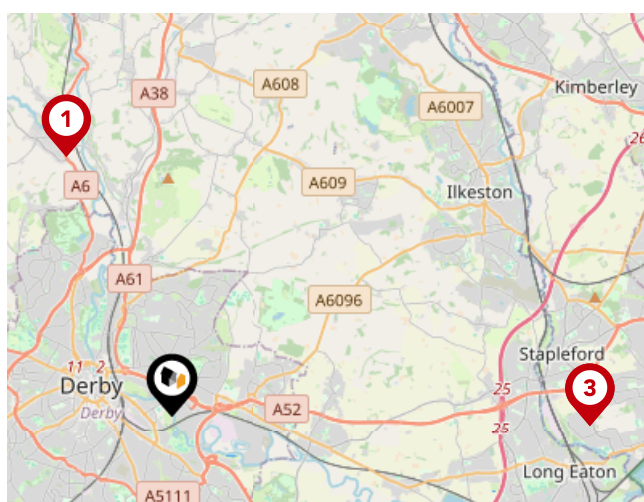
Area

Transport (Local)






Bus Stops/Stations

Pin	Name	Distance
	Wyvernside	0.2 miles
	Chaddesden Lane End	0.24 miles
	Chaddesden Lane End	0.23 miles
	Nottingham Road outbound	0.26 miles
	Sunny Grove	0.26 miles



Local Connections

Pin	Name	Distance
	Duffield (Ecclesbourne Valley Railway)	5.02 miles
	Tram Park & Ride	7.45 miles
	Toton Lane Tram Stop	7.45 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

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