

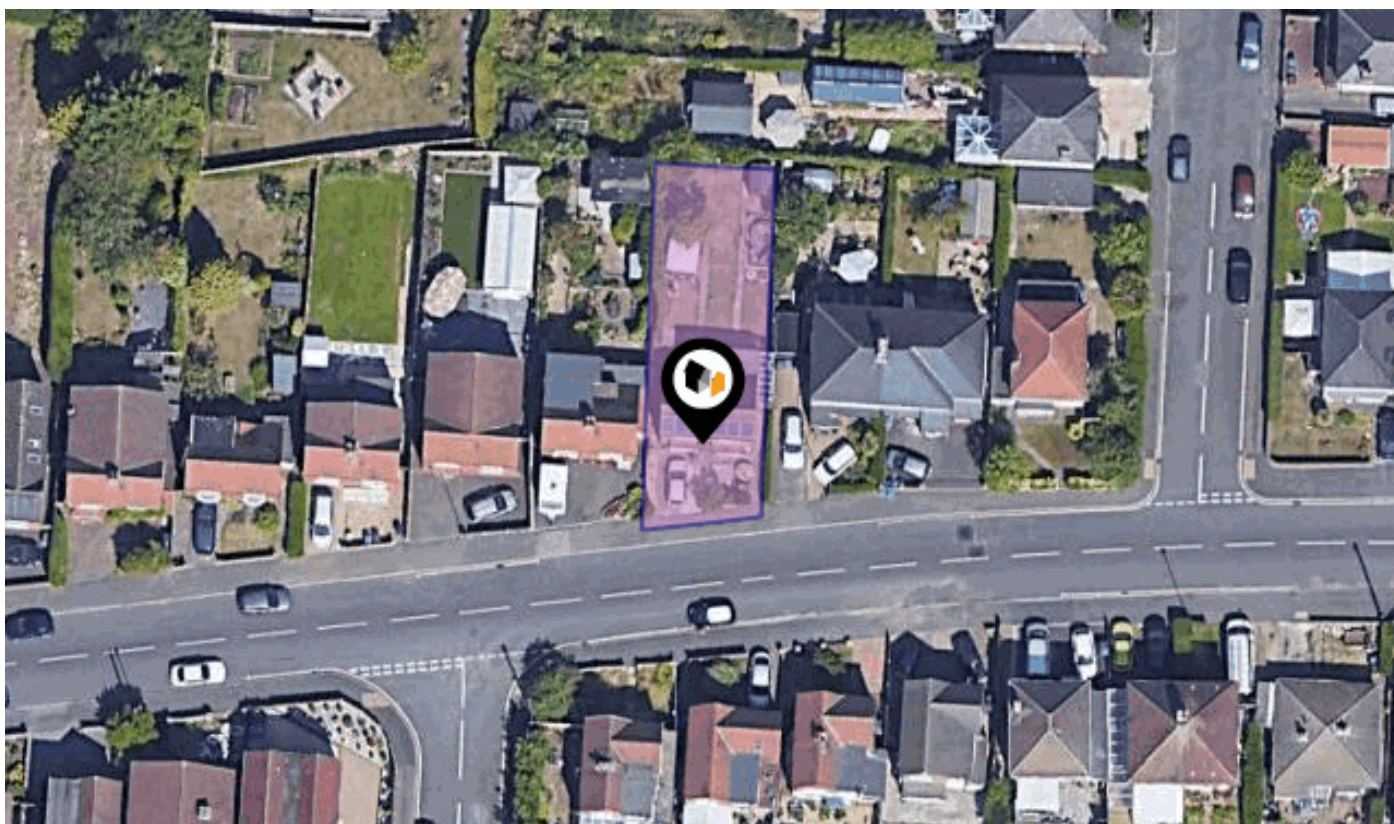


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th January 2025



ALBERT ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Traditional 1930's Detached Home With Generous Rear Garden
- > Excellent Scope To Extend, Subject To Planning Permission
- > No Upward Chain, Viewing Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

This two double bed roomed detached home occupies a mature plot with a good size to the rear and scope to extend, subject to necessary planning permission. The property is available with no upward chain and an early viewing is recommended. The property benefits from gas fired central heating, double glazing, solar panels and briefly comprises:- side entrance lobby, reception hallway, 'L' shaped breakfast kitchen, two good size reception rooms and bathroom with a three piece suite. Outside, off-road parking is provided to the front elevation and there is a good size garden to the rear. Albert Road is well situated for Chaddesden and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Side Entrance Lobby:

Reception Hallway:

Lounge: (13'0" x 11'1") 3.96 x 3.38

Sitting Room/Dining Room: (12'1" x 11'1") 3.68 x 3.38

'L' Shaped Breakfast Kitchen: (18'0" x 11'11") 5.49 x 3.63

Bathroom: (5'10" x 5'1") 1.78 x 1.55

First Floor Landing (With deep storage cupboard and additional overhead storage cupboard):

Double Bedroom One: (11'10" x 11'1") 3.61 x 3.38

Double Bedroom Two: (11'10" x 11'0") 3.61 x 3.35

Outside:

Off-road parking is provided to the front elevation. There is a good size rear garden which is laid mainly to lawn.

Please Note:

The solar panels which have 9 years left, providing income from the feed in tariff as well as lower electricity bills which will be transferred to the new owners.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	904 ft ² / 84 m ²		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY372272		

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)

14 mb/s	35 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

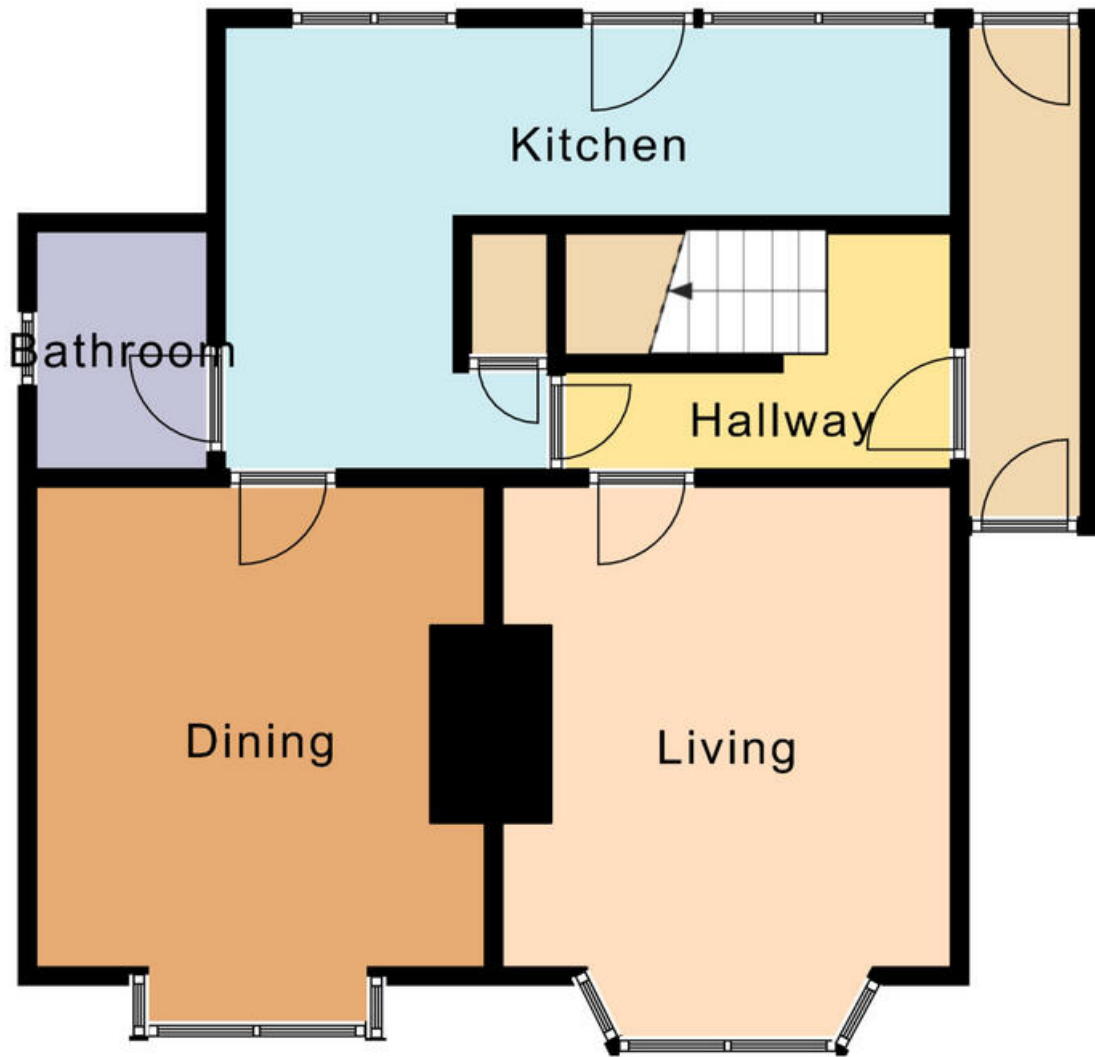


Gallery Photos

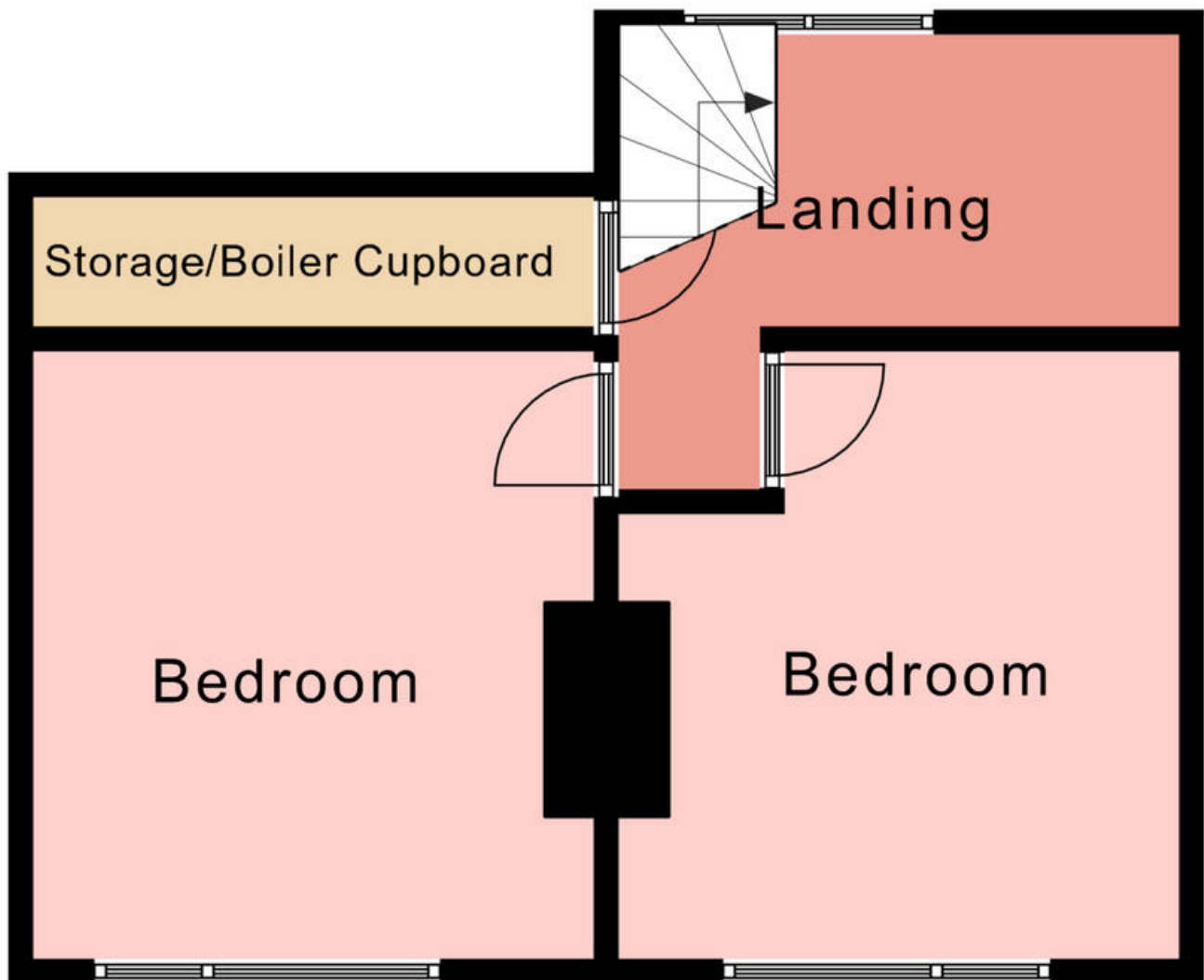




ALBERT ROAD, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

D

Valid until 12.01.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property

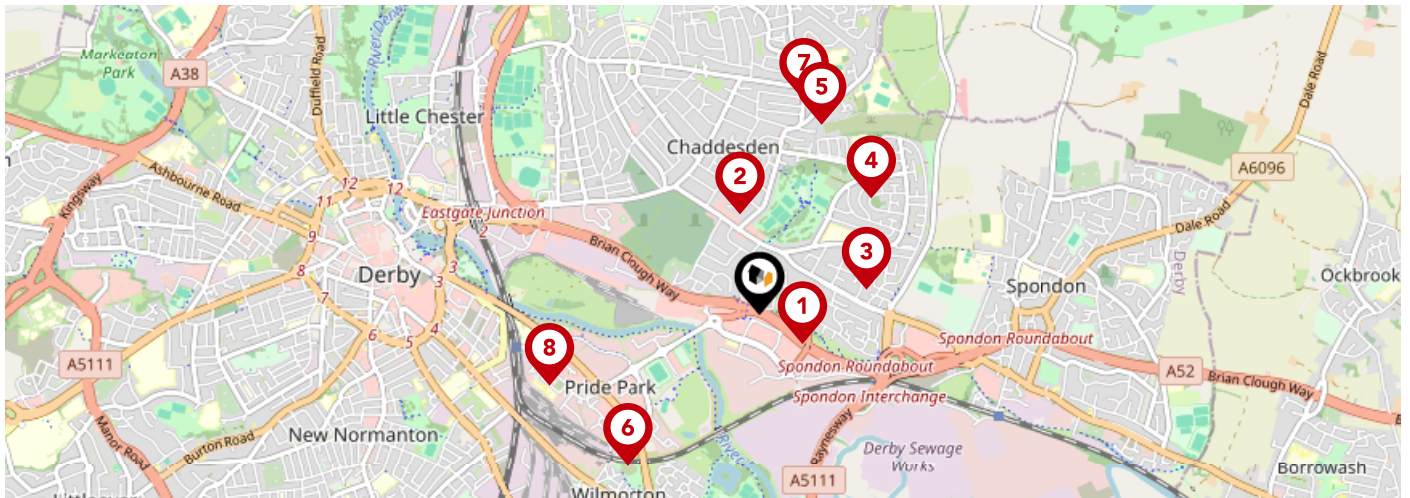
EPC - Additional Data



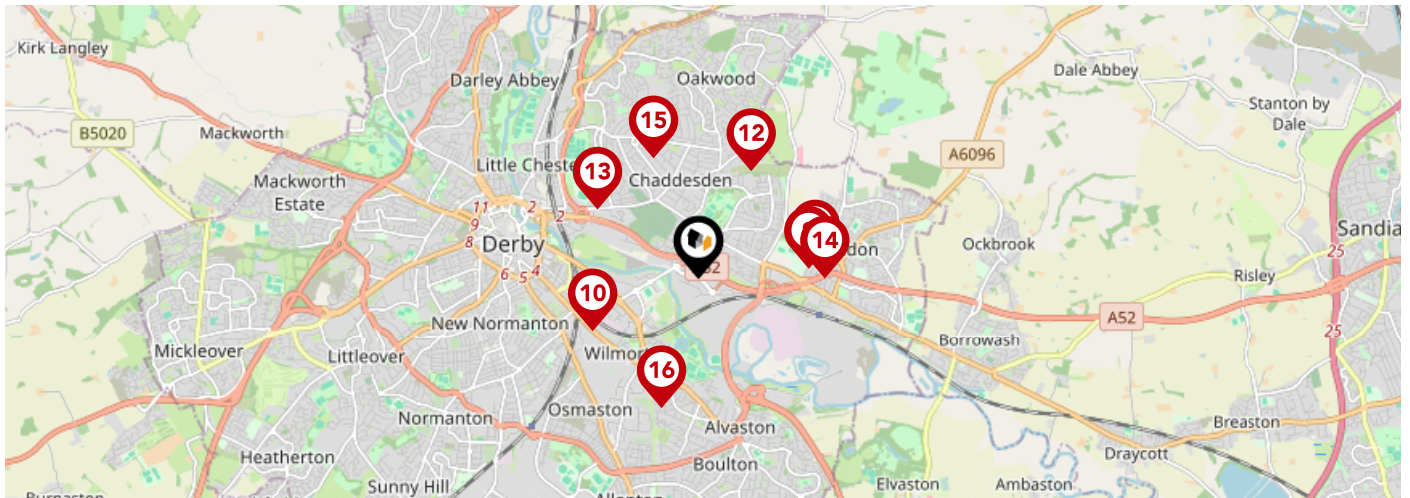
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
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:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	84 m ²

Area Schools

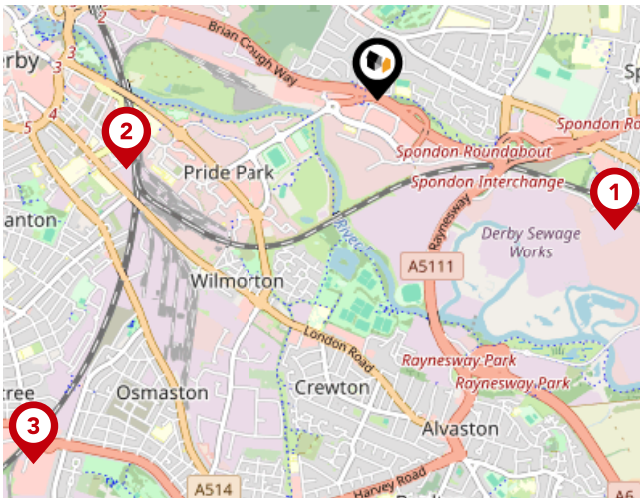


	Nursery	Primary	Secondary	College	Private
1 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.46	<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:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Derby Pride Academy Ofsted Rating: Outstanding Pupils: 1 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Derby College Ofsted Rating: Good Pupils:0 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



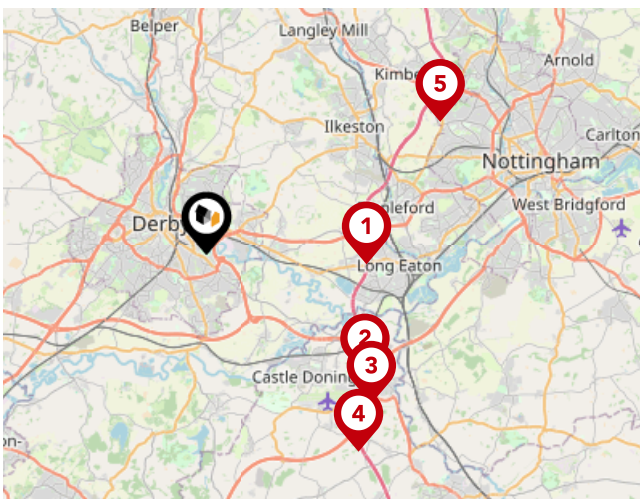
		Nursery	Primary	Secondary	College	Private
	West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UTC Derby Pride Park Ofsted Rating: Good Pupils: 362 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lakeside Primary Academy Ofsted Rating: Requires improvement Pupils: 638 Distance:1.2	<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	1.21 miles
2	Derby Rail Station	1.17 miles
3	Peartree Rail Station	2.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.72 miles
2	M1 J24A	7.14 miles
3	M1 J24	7.93 miles
4	M1 J23A	8.95 miles
5	M1 J26	9.61 miles

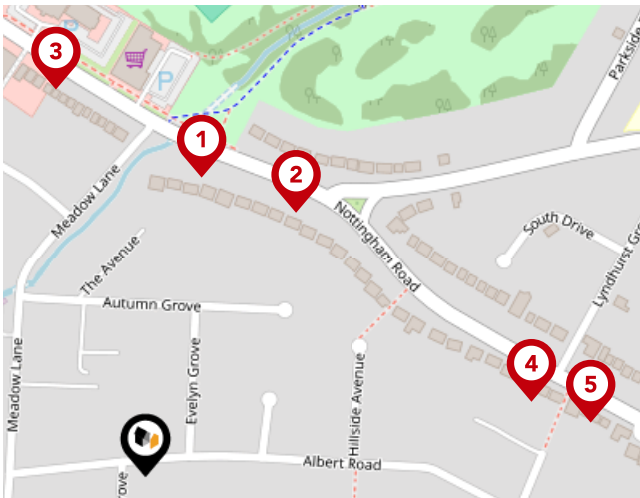


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.91 miles
2	Birmingham Airport	34.62 miles
3	Baginton	38.27 miles
4	Finningley	42.57 miles

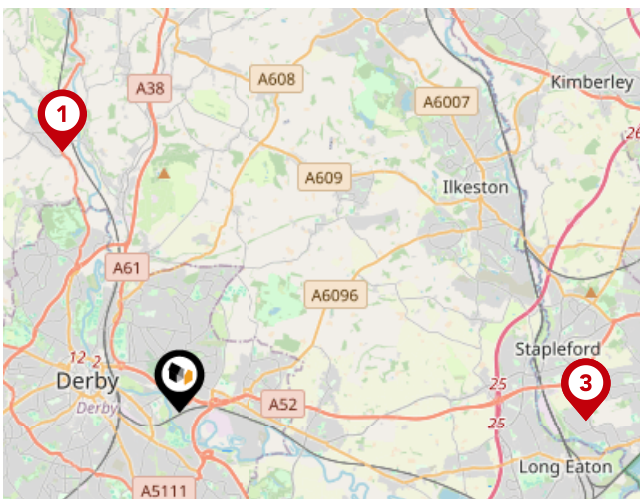
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sunny Grove	0.17 miles
2	Sunny Grove	0.17 miles
3	Chaddesden Lane End	0.22 miles
4	Lyndhurst Grove	0.22 miles
5	Lyndhurst Grove	0.25 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.11 miles
2	Tram Park & Ride	7.26 miles
3	Toton Lane Tram Stop	7.26 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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