

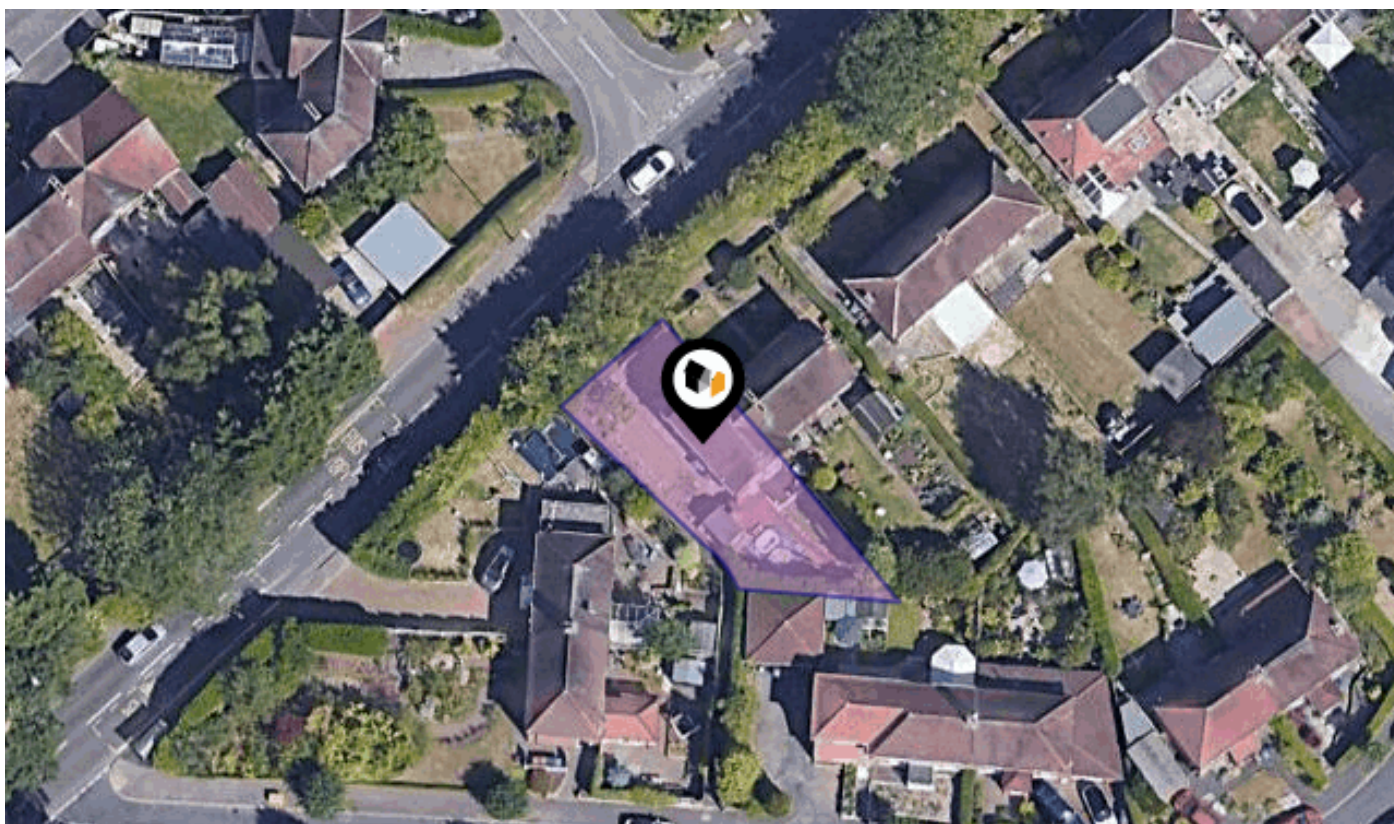


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th January 2025



LIME AVENUE, BREADSALL, DERBY, DE21

Hannells

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

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Introduction

Our Comments



Useful Information:

- > Spacious & Well-Presented Semi-Detached Home
- > Three Bedrooms
- > Refitted Dining Kitchen With French Doors
- > EPC Rating E, Traditional Construction
- > Council Tax Band B, Freehold

Property Description

An excellent opportunity to acquire this well-presented, three-bedroom semi-detached home, occupying a sought-after cul-de-sac location with excellent access to Derby City Centre. Being ideal for a growing family an early viewing is highly recommended! The well-proportioned accommodation has been improved by the current owners and benefits from gas central heating (boiler fitted April 2024) and UPVC double glazing and briefly comprises:- entrance porch, pleasant lounge with feature fireplace and spacious refitted dining kitchen with French doors to the rear garden. Outside the property is accessed on foot along a footpath from Lime Avenue and benefits from gardens to front, rear and side elevations. Lime Avenue is an established and sought after cul-de-sac location which is well situated for The Meteor Shopping Centre, schools, Derby City Centre and road/transport links. An early viewing is recommended to appreciate this excellent family home.

Room Measurement & Details

Entrance Porch:

Lounge: (14'1" x 12'1") 4.29 x 3.68

Refitted Dining Kitchen: (17'1" x 12'1") 5.21 x 3.68

First Floor Landing:

Bedroom One: (12'1" x 12'0") 3.68 x 3.66

Bedroom Two: (12'1" x 9'0") 3.68 x 2.74

Bedroom Three: (9'1" x 8'1") 2.77 x 2.46

Bathroom: (6'11" x 5'10") 2.11 x 1.78

Separate WC:

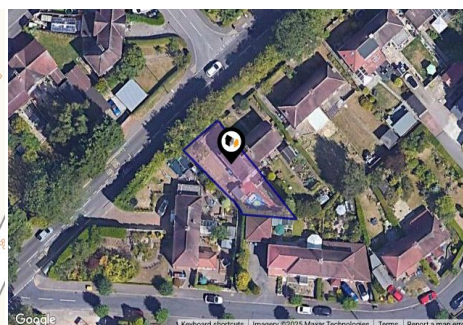
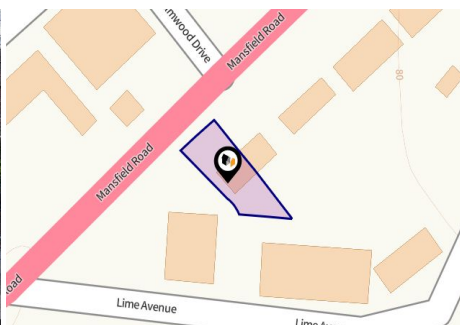
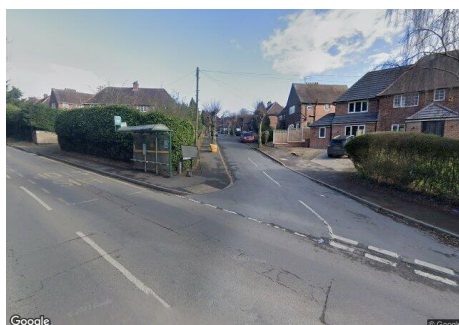
Outside:

The property is accessed on foot along a footpath from Lime Avenue and benefits from gardens to front, rear and side.

KFB Key Facts For Buyers

Property Overview

Hannells
A Moving Experience



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	957 ft ² / 89 m ²
Plot Area:	0.06 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,639
Title Number:	DY12690

Tenure: Freehold

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)

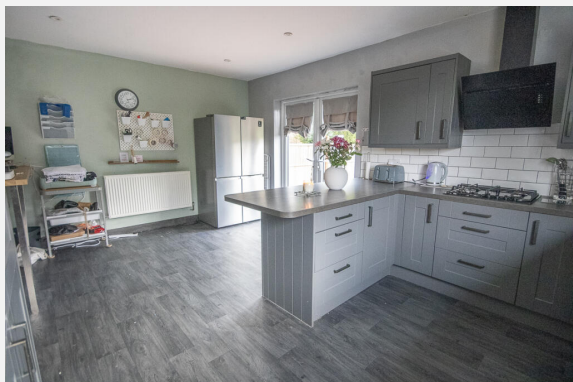
3	69	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



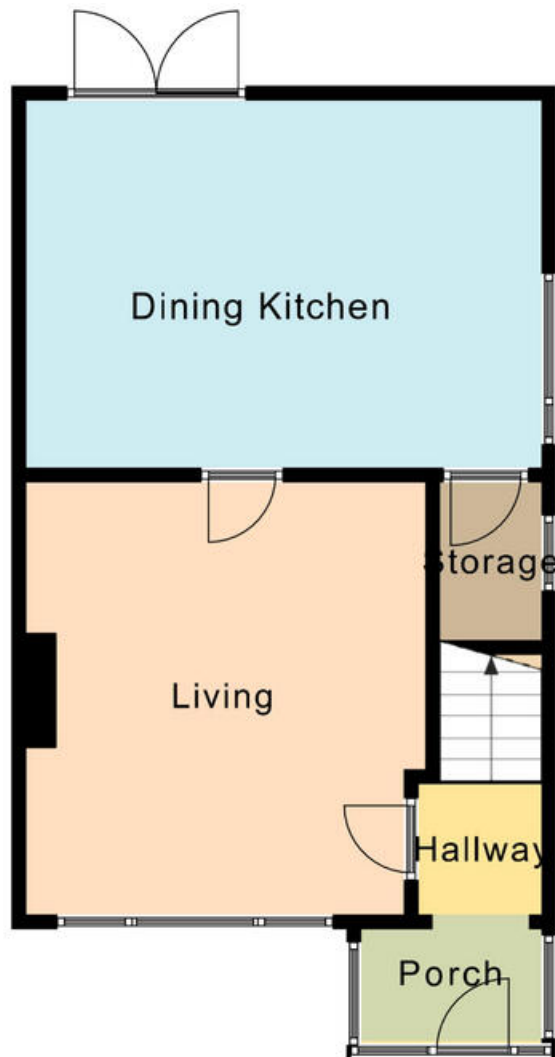
Satellite/Fibre TV Availability:



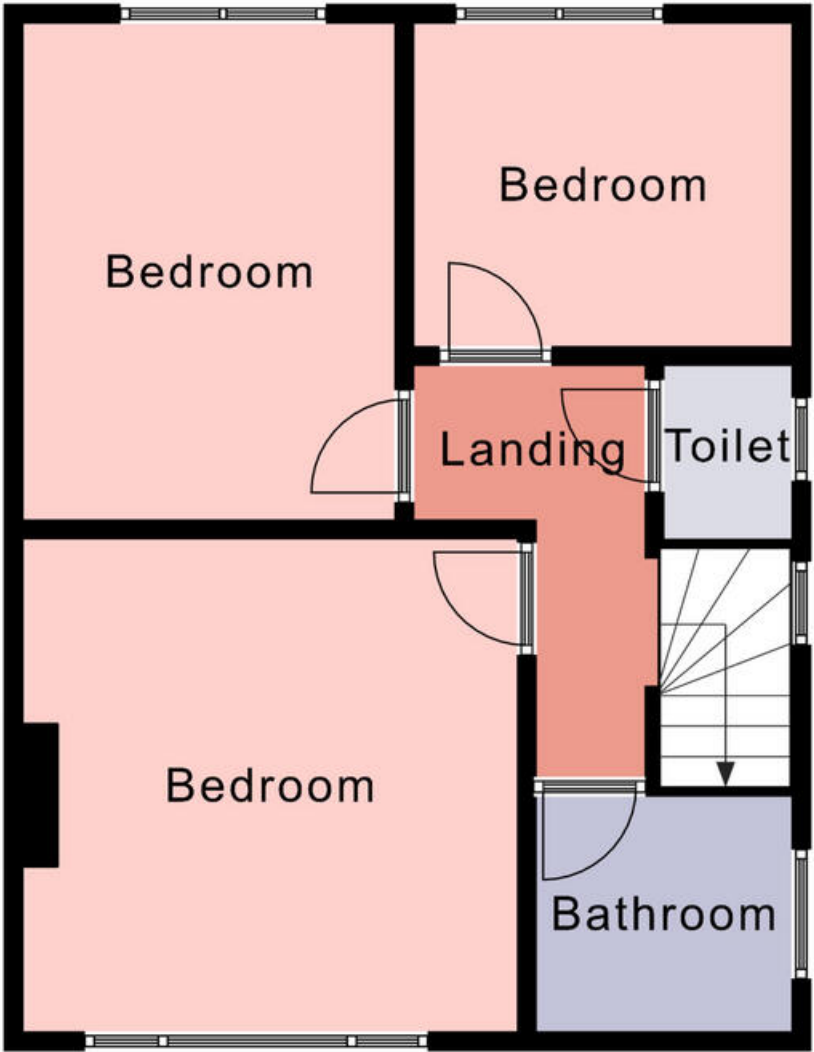




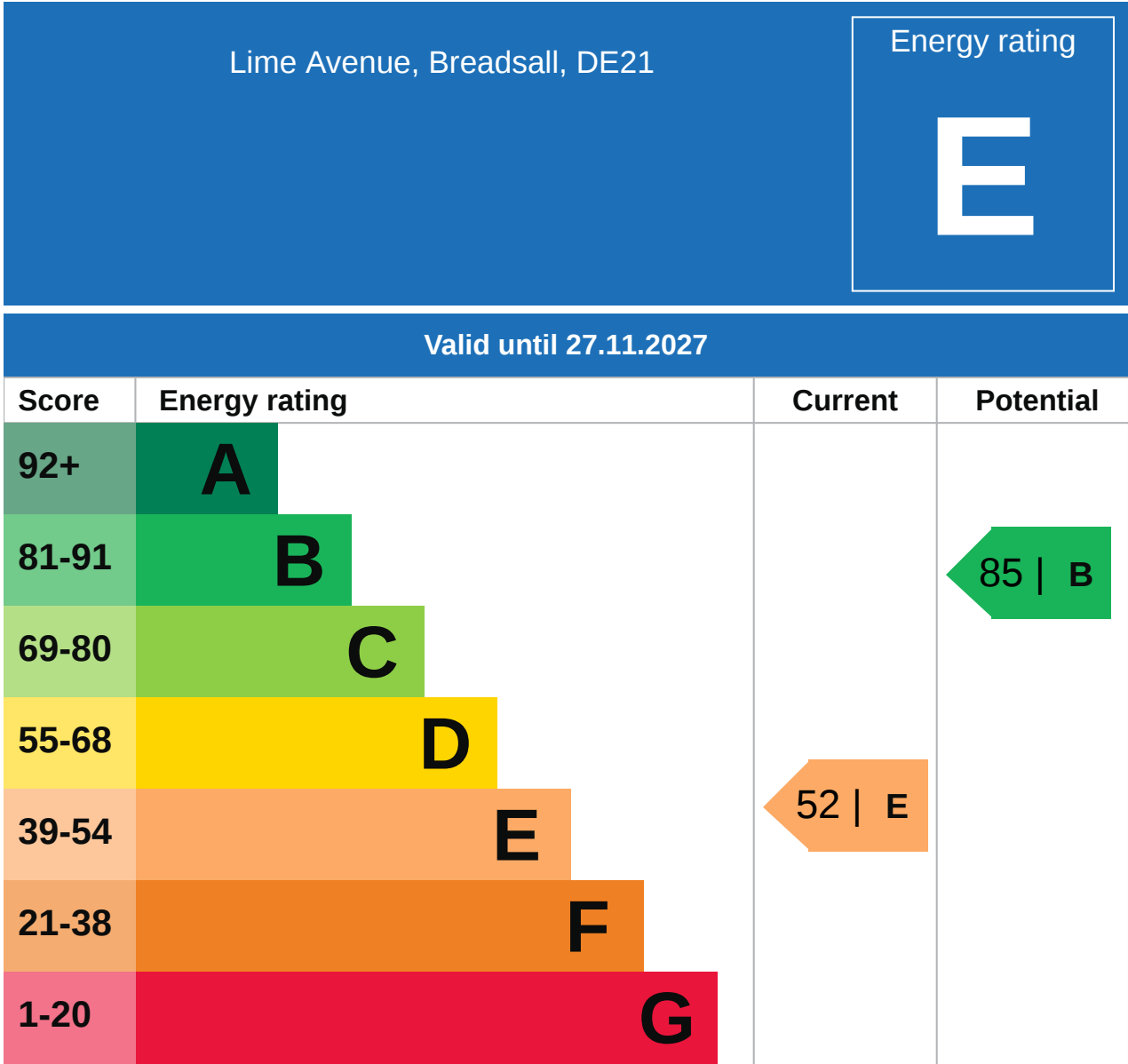
LIME AVENUE, BREADSALL, DERBY, DE21



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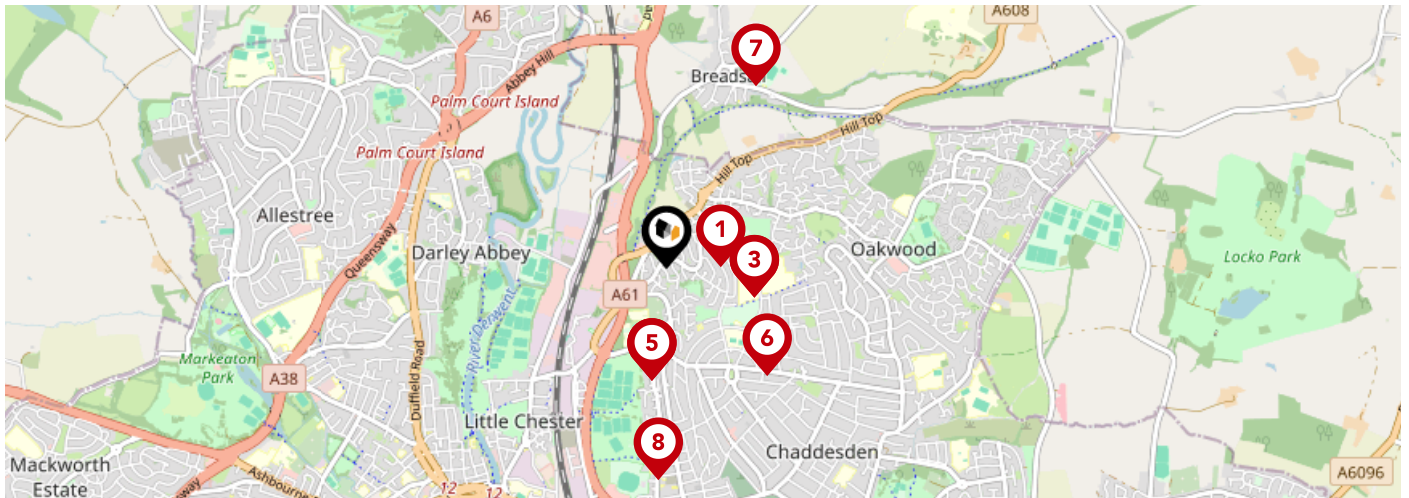


Property EPC - Certificate

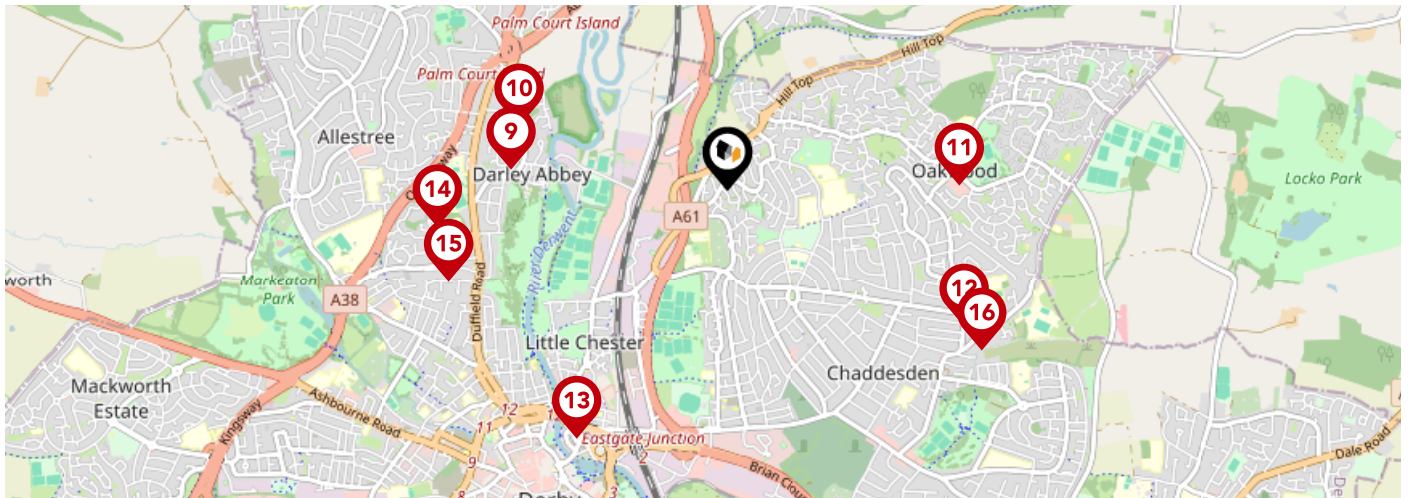


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 25% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	89 m ²

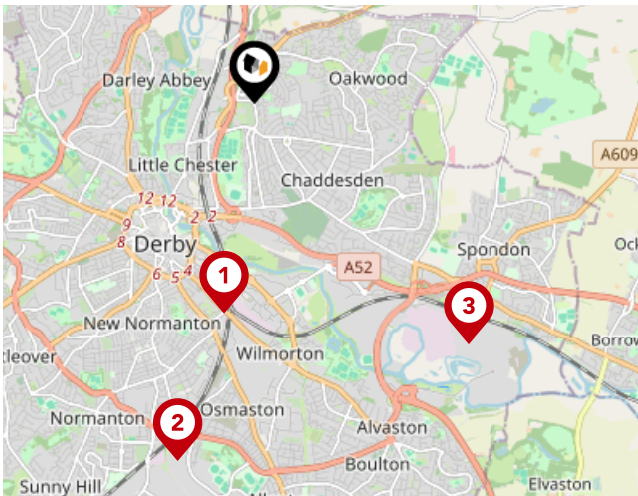


		Nursery	Primary	Secondary	College	Private
1	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Roe Farm Primary School 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"/>
7	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



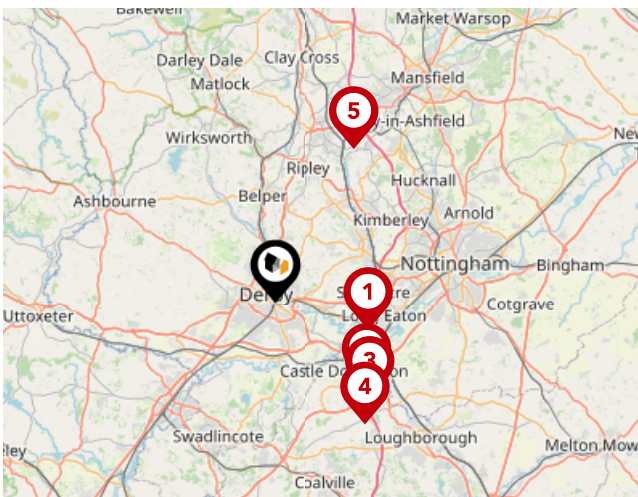
		Nursery	Primary	Secondary	College	Private
9	Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 449 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Old Vicarage School Ofsted Rating: Not Rated Pupils: 121 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Landau Forte College Ofsted Rating: Outstanding Pupils: 1240 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Saint Benedict, A Catholic Voluntary Academy Ofsted Rating: Good Pupils: 1456 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 382 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.34	<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	1.9 miles
2	Peartree Rail Station	3.27 miles
3	Spondon Rail Station	2.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	6.84 miles
2	M1 J24A	8.81 miles
3	M1 J24	9.64 miles
4	M1 J23A	10.72 miles
5	M1 J28	12.27 miles

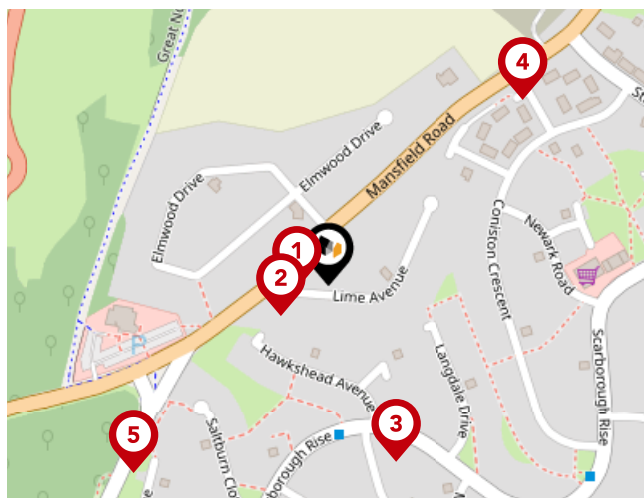


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	9.69 miles
2	Birmingham Airport	35.8 miles
3	Baginton	39.81 miles
4	Finningley	41.52 miles

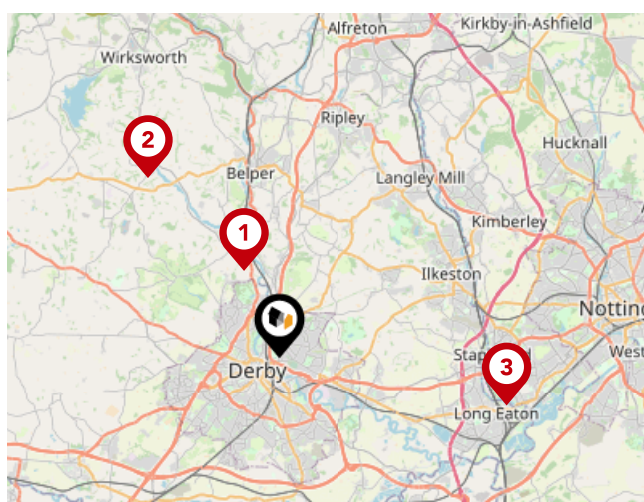
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Elmwood Drive	0.02 miles
2	Elmwood Drive	0.03 miles
3	Hawkshead Avenue	0.11 miles
4	Stratford Road	0.15 miles
5	Old Mansfield Road	0.15 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.33 miles
2	Idridgehay (Ecclesbourne Valley Railway)	7.93 miles
3	Tram Park & Ride	8.3 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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