

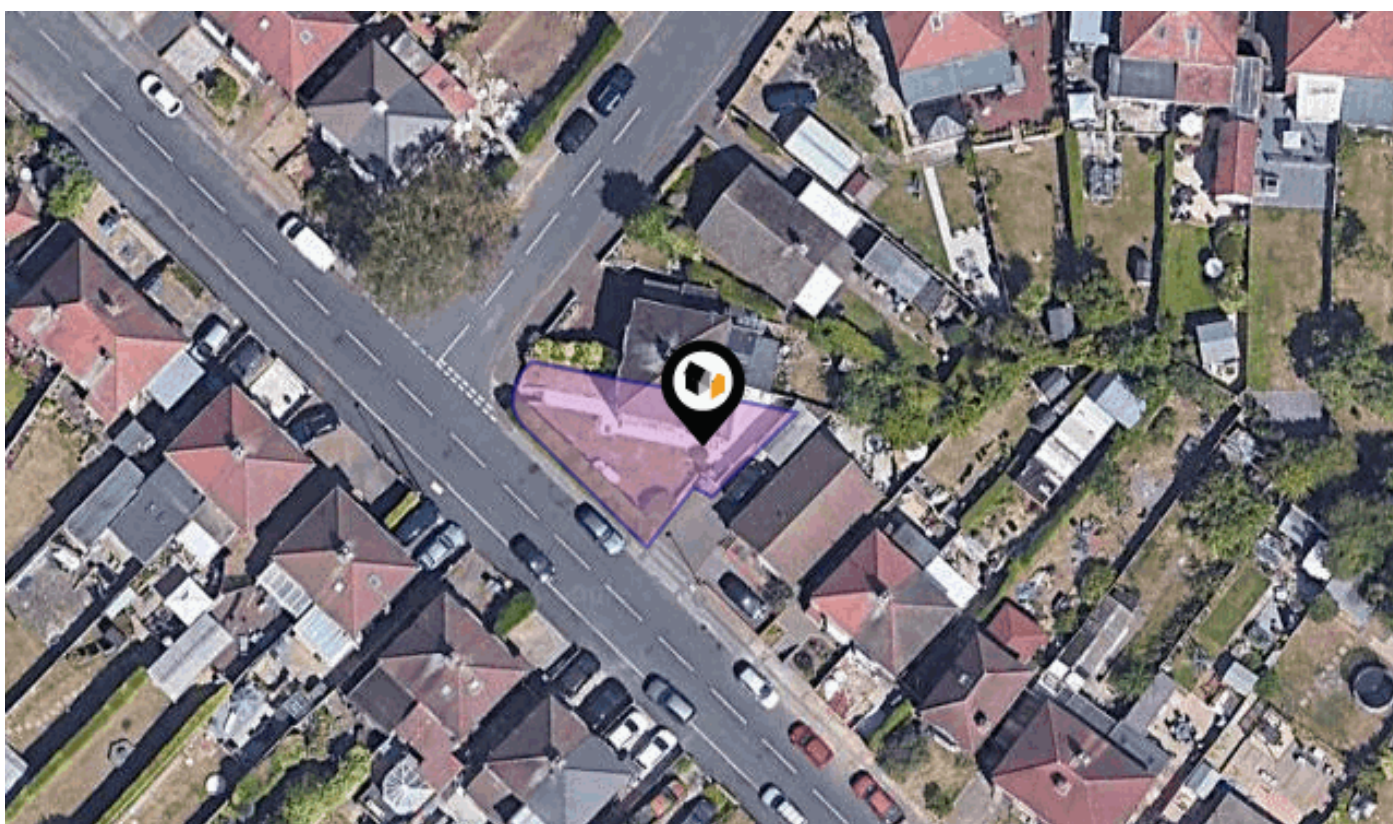


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th January 2025



MADISON AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Modernised And Improved Bay-Fronted Semi-Detached Home
- > Excellent First Time Buy, No Upward Chain
- > Open Plan Lounge And Refitted Breakfast Kitchen With Appliances
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A two bedroomed bay-fronted semi-detached home having been subject to a scheme of modernisation/improvement over more recent years to provide ideal accommodation for the first time buyer and an early viewing is recommended. The property benefits from an open plan lounge and breakfast kitchen with integrated appliances and bi-folding doors to the rear elevation and is available with no upward chain. The accommodation is supplemented by gas fired central heating, UPVC double glazing and neutral decor and briefly comprises:- entrance lobby, open plan lounge and breakfast kitchen together with cloakroom/WC. To the first floor are two bedrooms and modern bathroom with a four piece suite. Outside, there are gardens to front and rear elevations. Madison Avenue 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

Entrance Lobby:

Open Plan Lounge and Breakfast Kitchen:

Lounge Area: (13'0" x 10'1") 3.96 x 3.07

Fitted Breakfast Kitchen: (16'0" x 13'1") 4.88 x 3.99

Cloakroom /WC:

First Floor Landing:

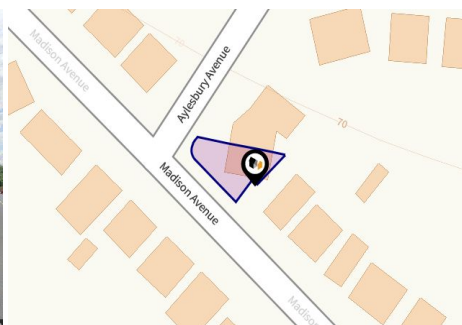
Bedroom One: (13'0" x 10'1") 3.96 x 3.07

Bedroom Two: (11'1" x 7'1") 3.38 x 2.16

Modern Bathroom With Four Piece Suite: (8'1" x 5'1") 2.46 x 1.55

Outside:

There are gardens to front and rear elevations, the front is laid mainly to lawn and there is pedestrian access to the side elevation with cold water tap. There is a small garden area to the rear elevation.



Property


Type:	Semi-Detached
Bedrooms:	2
Floor Area:	678 ft ² / 63 m ²
Plot Area:	0.04 acres
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY112079

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)

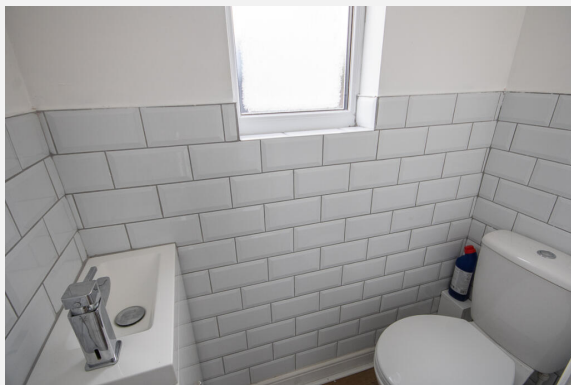
4	71	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



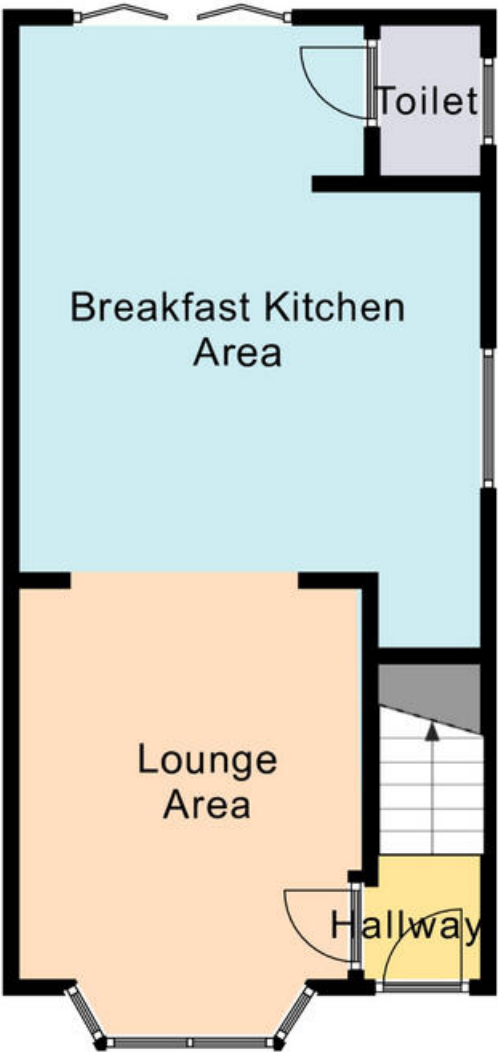
Satellite/Fibre TV Availability:



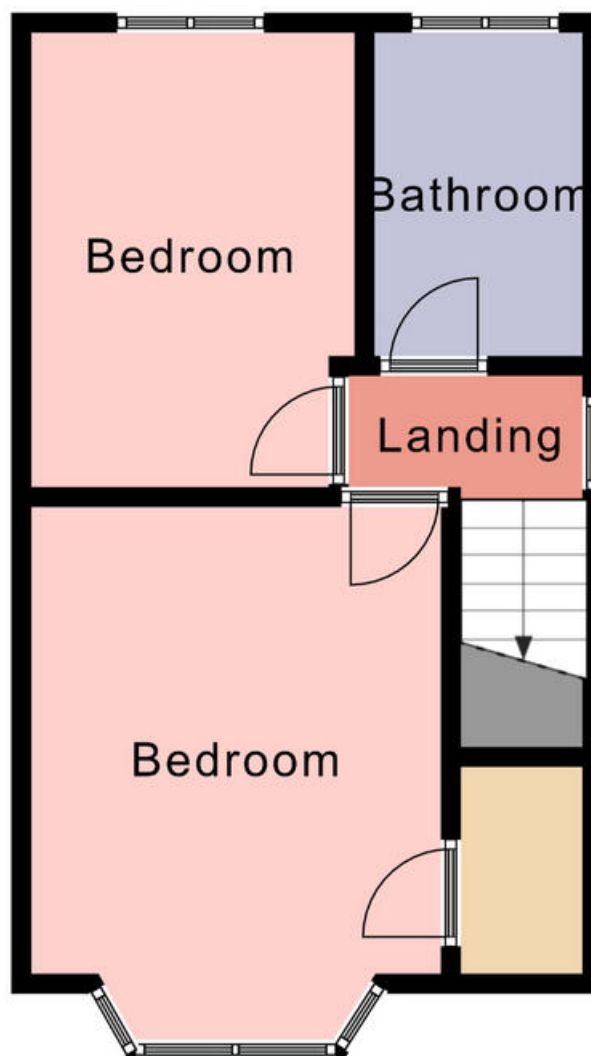




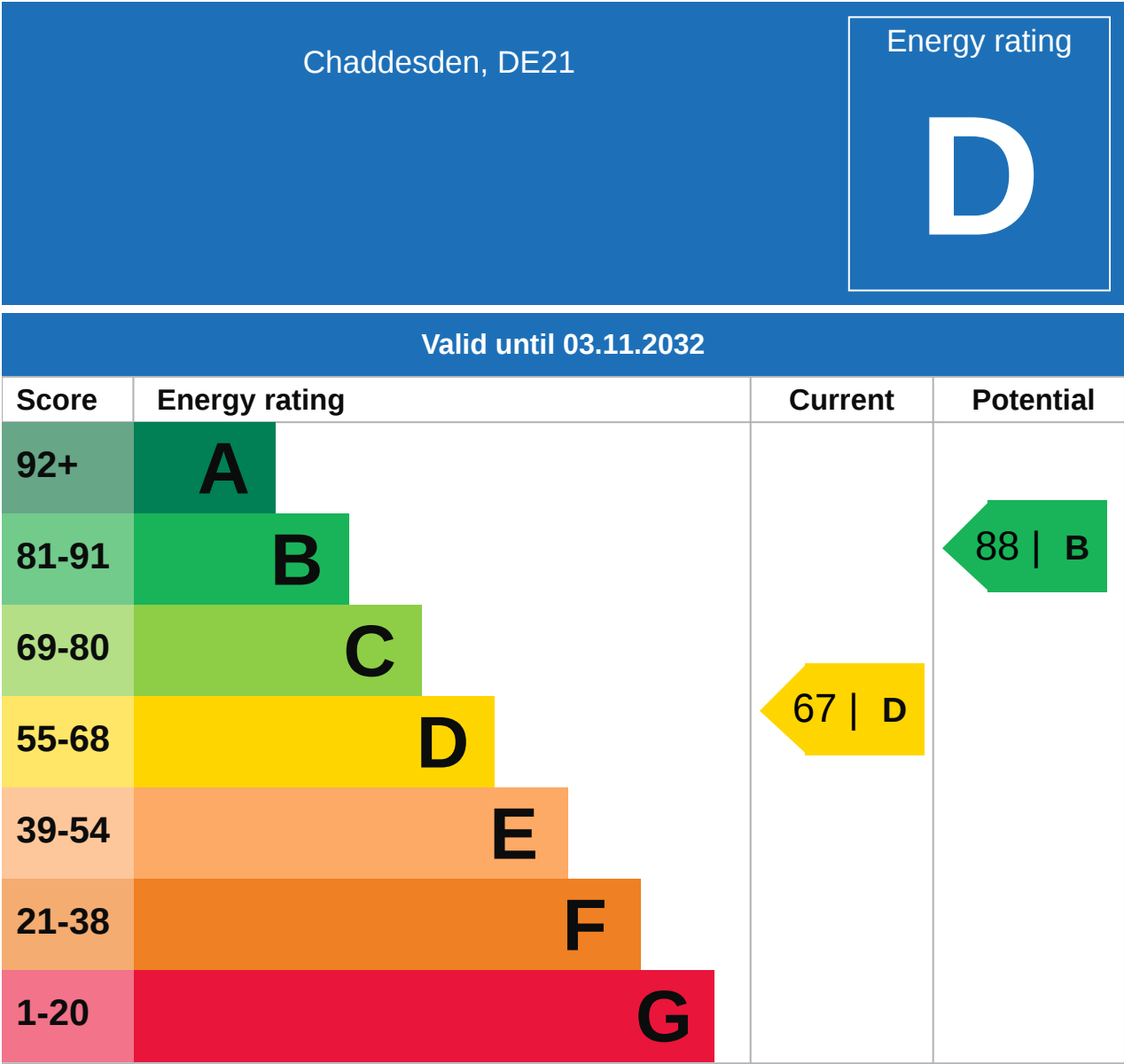
MADISON AVENUE, CHADDESSEN, DERBY, DE21



MADISON AVENUE, CHADDESSEN, DERBY, DE21

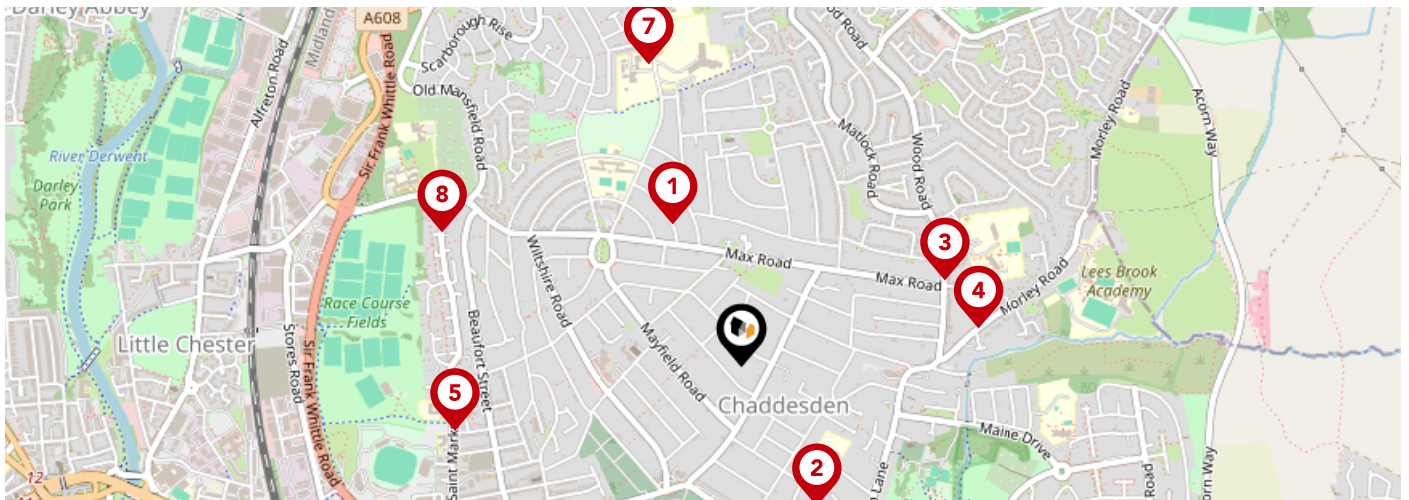


Property EPC - Certificate

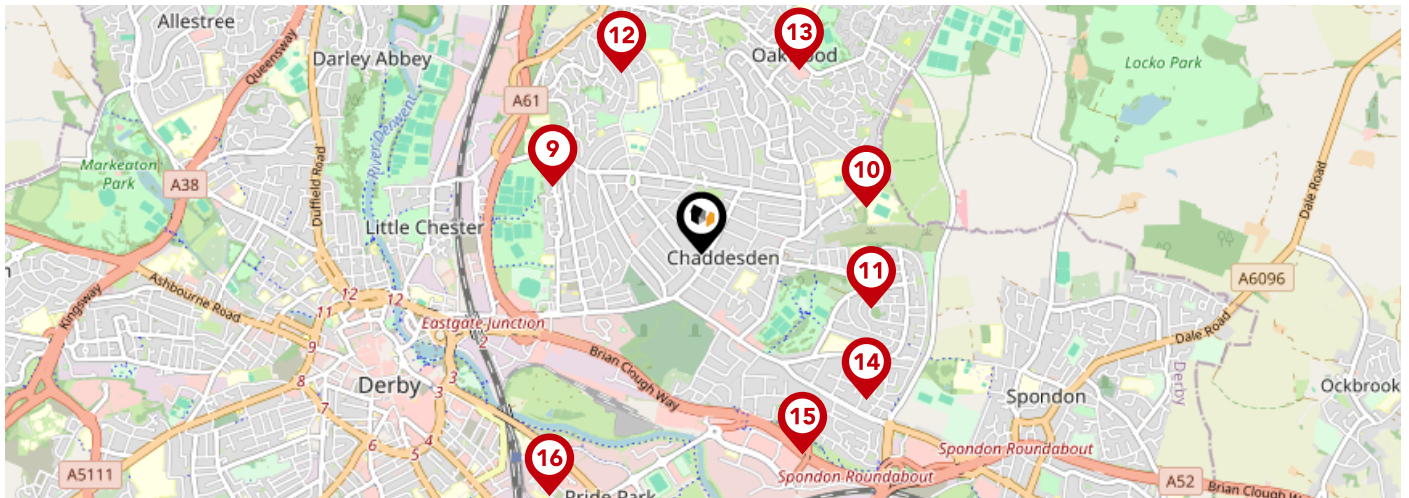










Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	63 m ²

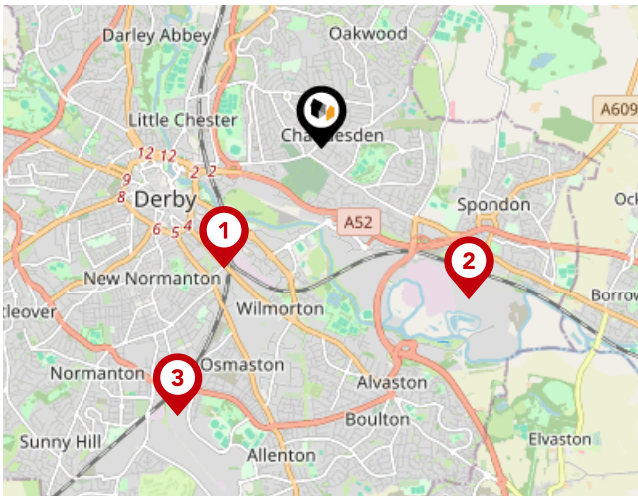


		Nursery	Primary	Secondary	College	Private
1	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



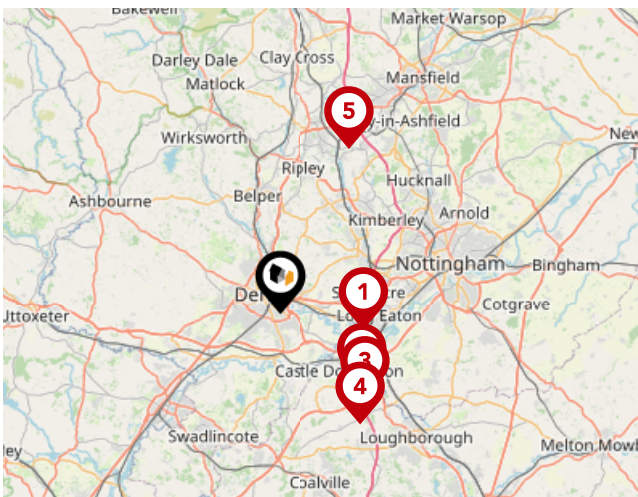
		Nursery	Primary	Secondary	College	Private
	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby College Ofsted Rating: Good Pupils:0 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



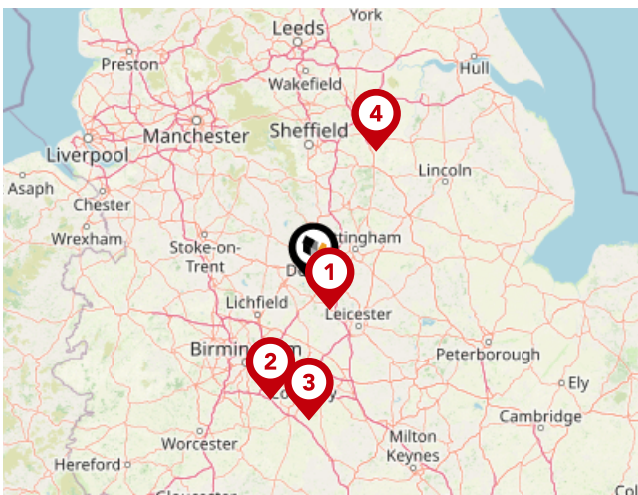
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.39 miles
2	Spondon Rail Station	1.88 miles
3	Peartree Rail Station	2.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	6.06 miles
2	M1 J24A	7.82 miles
3	M1 J24	8.64 miles
4	M1 J23A	9.71 miles
5	M1 J28	12.75 miles

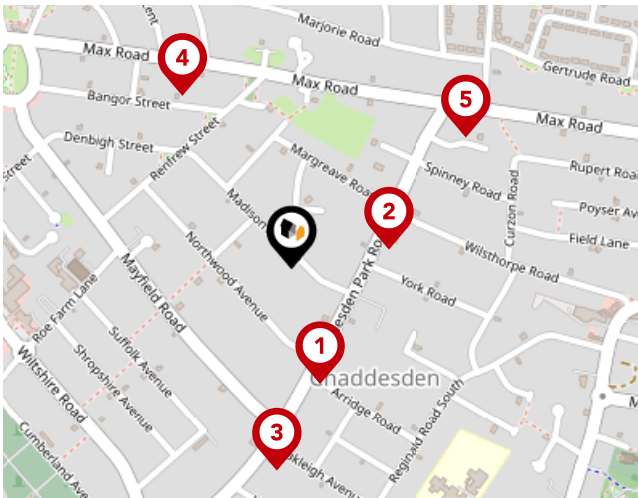


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	8.68 miles
2	Birmingham Airport	35.25 miles
3	Baginton	39.03 miles
4	Finningley	41.98 miles

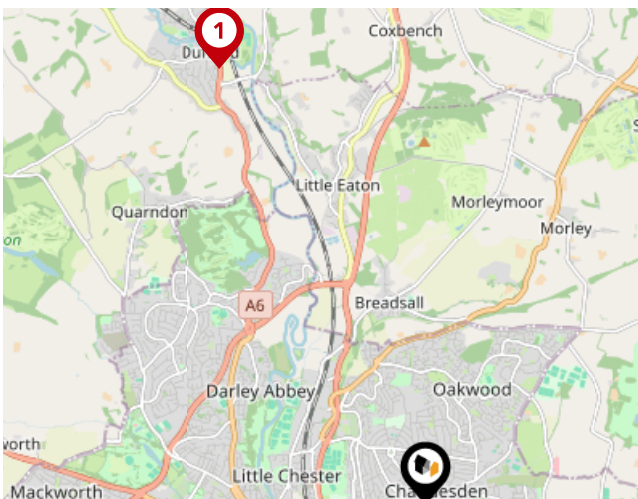
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Northwood Avenue	0.13 miles
2	Wiltshire Road	0.11 miles
3	Oakleigh Avenue	0.22 miles
4	Worcester Crescent	0.23 miles
5	Buxton Road	0.24 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.31 miles
2	Tram Park & Ride	7.57 miles
3	Toton Lane Tram Stop	7.57 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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