

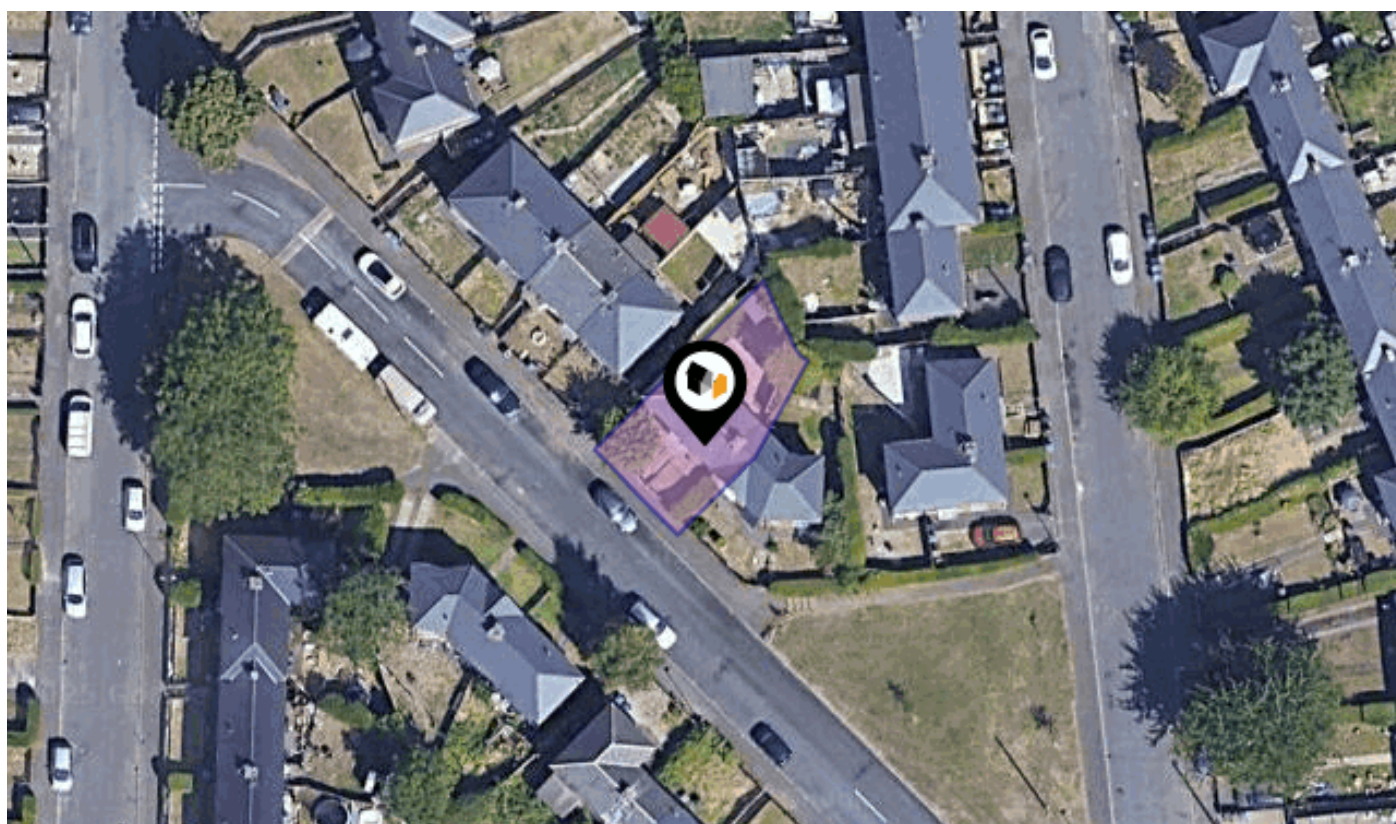


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 04th February 2025



ANGLESEY STREET, DERBY, DE21

Hannells

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

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Introduction

Our Comments



Useful Information:

- > Well-Presented Three Bedroom Home
- > Freehold/Standard Construction
- > EPC Rating D/Council Tax Band A
- > On Street Parking
- > Good Sized Lounge

Property Description

Located in the popular area of Chaddesden, this spacious semi-detached home occupies an elevated position and offers a good-sized lounge, modern fitted kitchen diner, and three well-proportioned bedrooms. With a neat, enclosed garden, it will make a great family home. Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with large built in under stairs store cupboard; good sized lounge with feature laminate flooring; well-appointed fitted dining kitchen; first floor landing; three good sized bedrooms and a fitted family bathroom. To the front of the property is a neat, enclosed garden space, whilst to the rear is an enclosed garden with patio seating area and lawn. Anglesey Street is well situated for Derby City Centre together with road links for the A38, A52, M1 motorway and A50 respectively.

Room Measurement & Details

Entrance Hall: (7'11" x 5'6") 2.41 x 1.68

Lounge: (14'4" x 10'0") 4.37 x 3.05

Kitchen Diner: (14'5" x 8'11") 4.39 x 2.72

First Floor Landing: (5'3" x 8'7") 1.60 x 2.62

Bedroom One: (14'4" x 7'4") 4.37 x 2.24

Bedroom Two: (8'11" x 8'10") 2.72 x 2.69

Bedroom Three: (6'8" x 8'3") 2.03 x 2.51

Bathroom: (5'0" x 5'10") 1.52 x 1.78

Property Overview

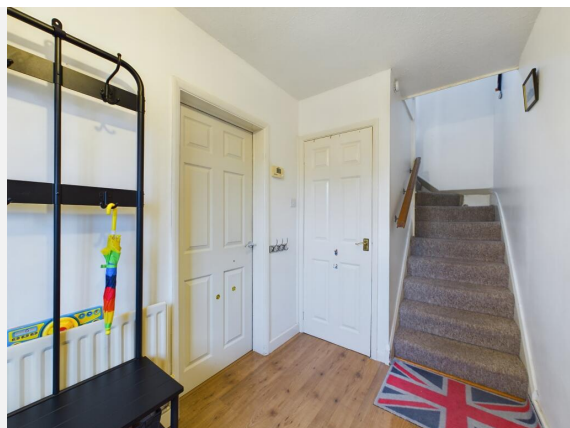


Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	753 ft ² / 70 m ²		
Plot Area:	0.04 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY319171		

Local Area

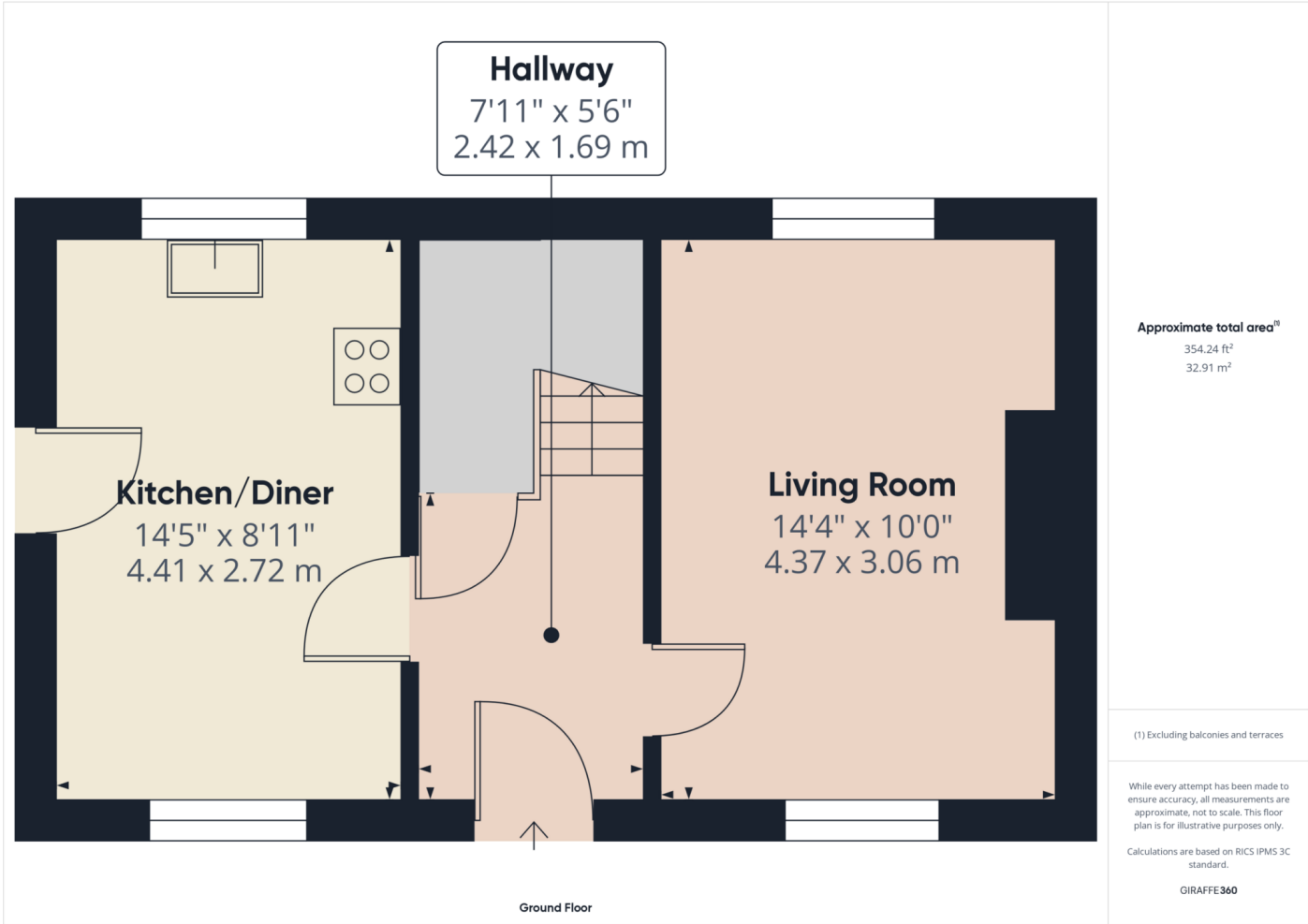
Local Authority:	City of derby	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	5	80	1000
• Surface Water	Very Low	mb/s	mb/s	mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		



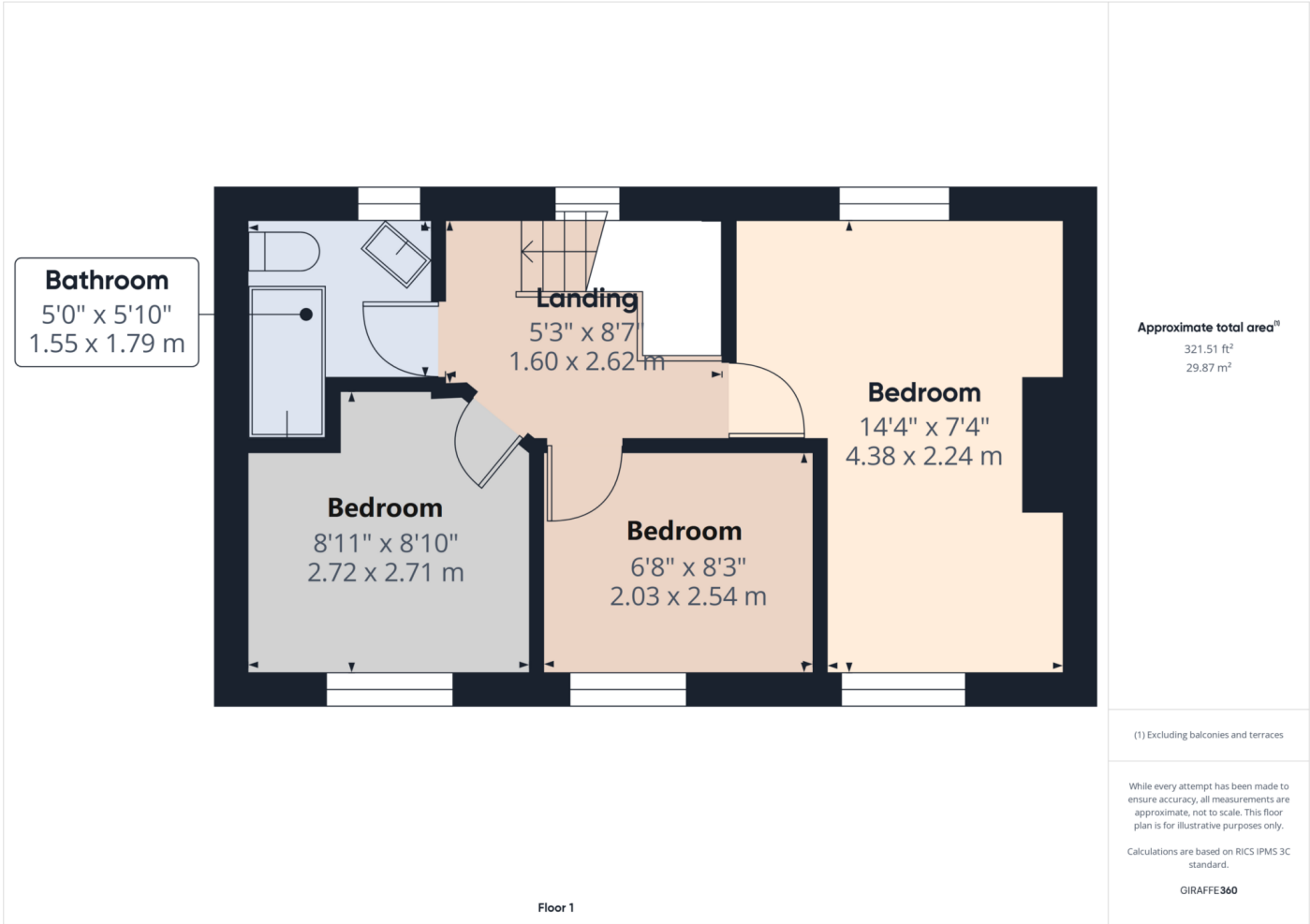




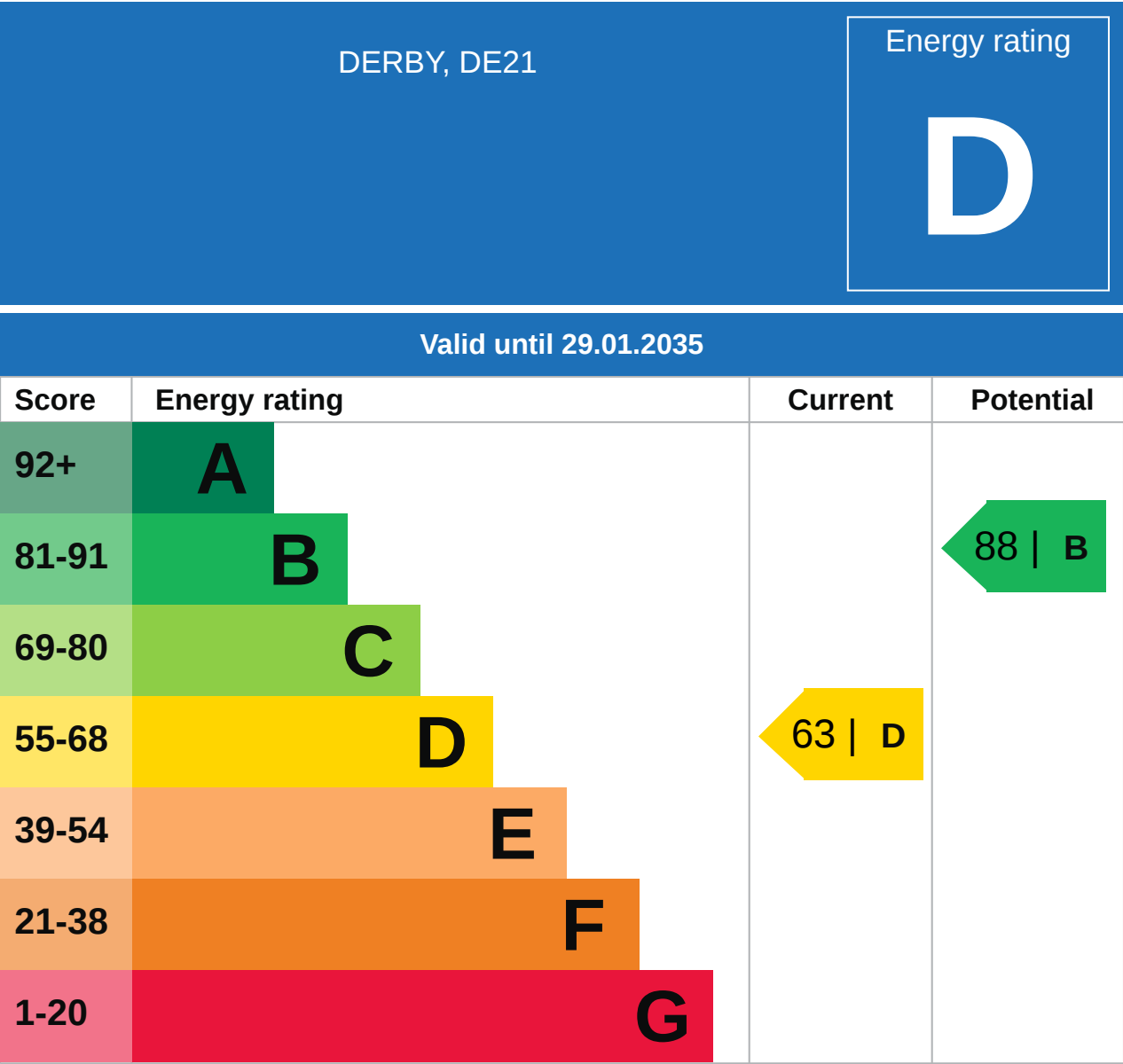
ANGLESEY STREET, DERBY, DE21



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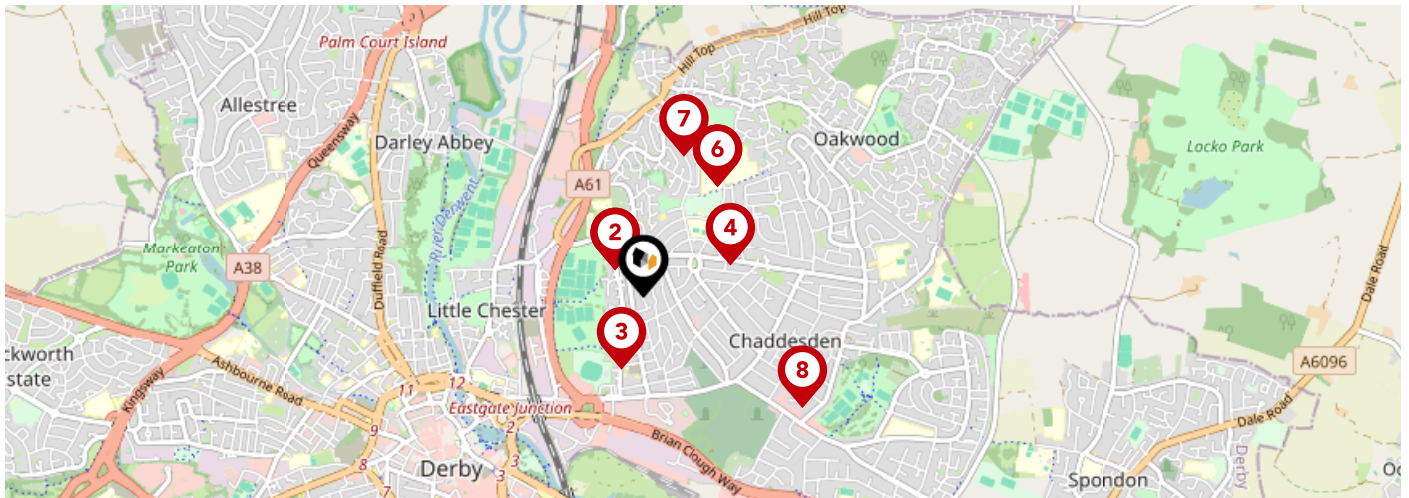


Property EPC - Certificate

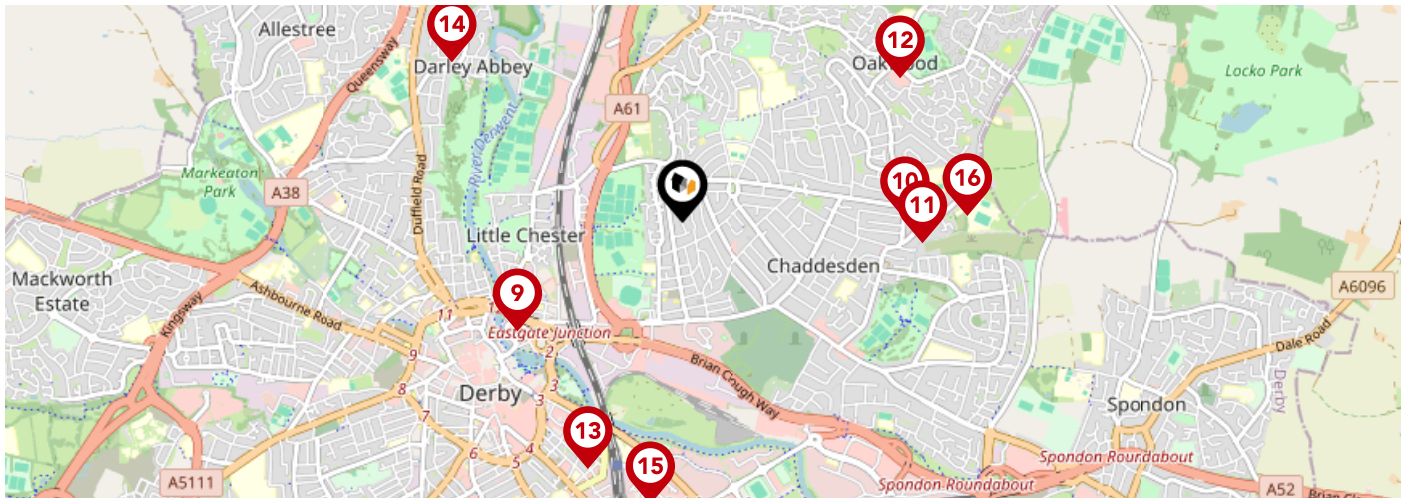


Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
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:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	70 m ²

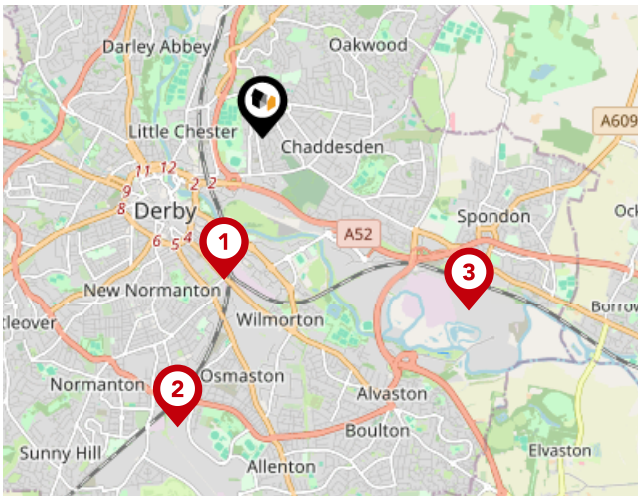


		Nursery	Primary	Secondary	College	Private
1	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



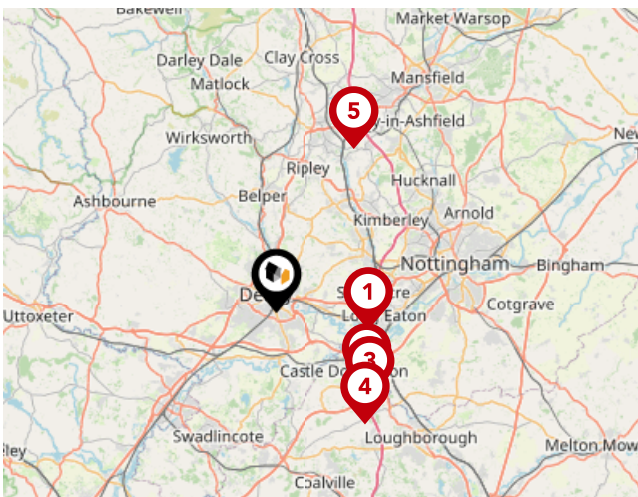
		Nursery	Primary	Secondary	College	Private
9	Landau Forte College Ofsted Rating: Outstanding Pupils: 1240 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Castleward Spencer Academy Ofsted Rating: Not Rated Pupils: 118 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 449 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Derby College Ofsted Rating: Good Pupils:0 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



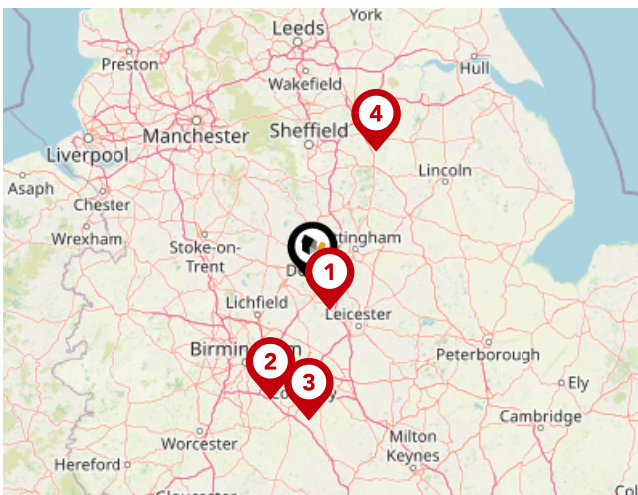
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.3 miles
2	Peartree Rail Station	2.68 miles
3	Spondon Rail Station	2.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	6.63 miles
2	M1 J24A	8.35 miles
3	M1 J24	9.16 miles
4	M1 J23A	10.18 miles
5	M1 J28	12.8 miles

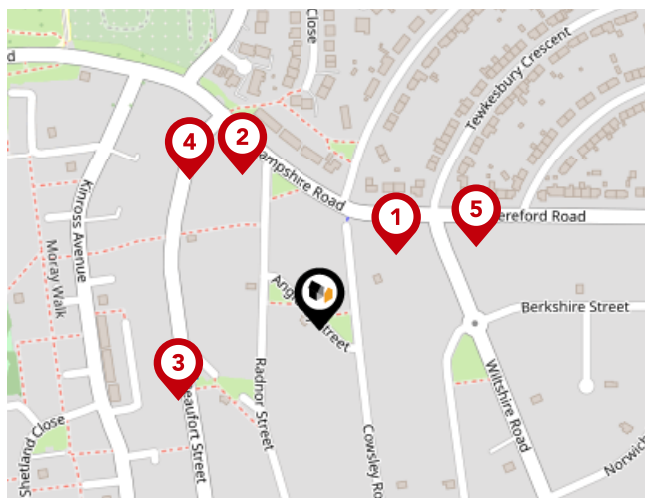


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	9.13 miles
2	Birmingham Airport	35.23 miles
3	Baginton	39.19 miles
4	Finningley	42.05 miles

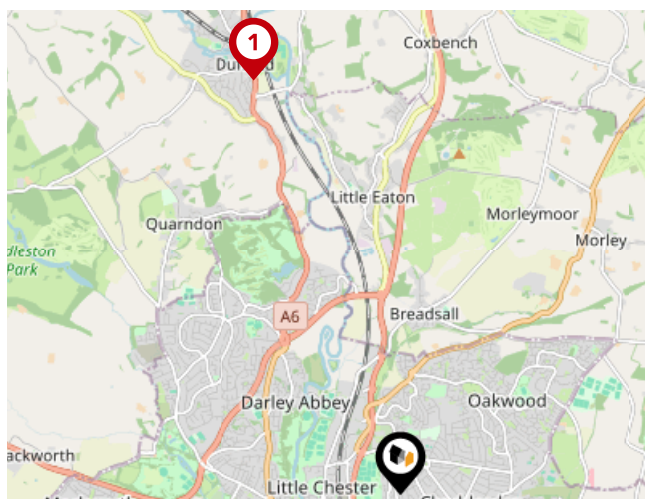
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wiltshire Road Top	0.06 miles
2	Beaufort Street	0.1 miles
3	Pembroke Street	0.09 miles
4	Hampshire Road	0.11 miles
5	Wiltshire Road Top	0.1 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.94 miles
2	Tram Park & Ride	8.13 miles
3	Toton Lane Tram Stop	8.13 miles



Hannells

Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

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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