

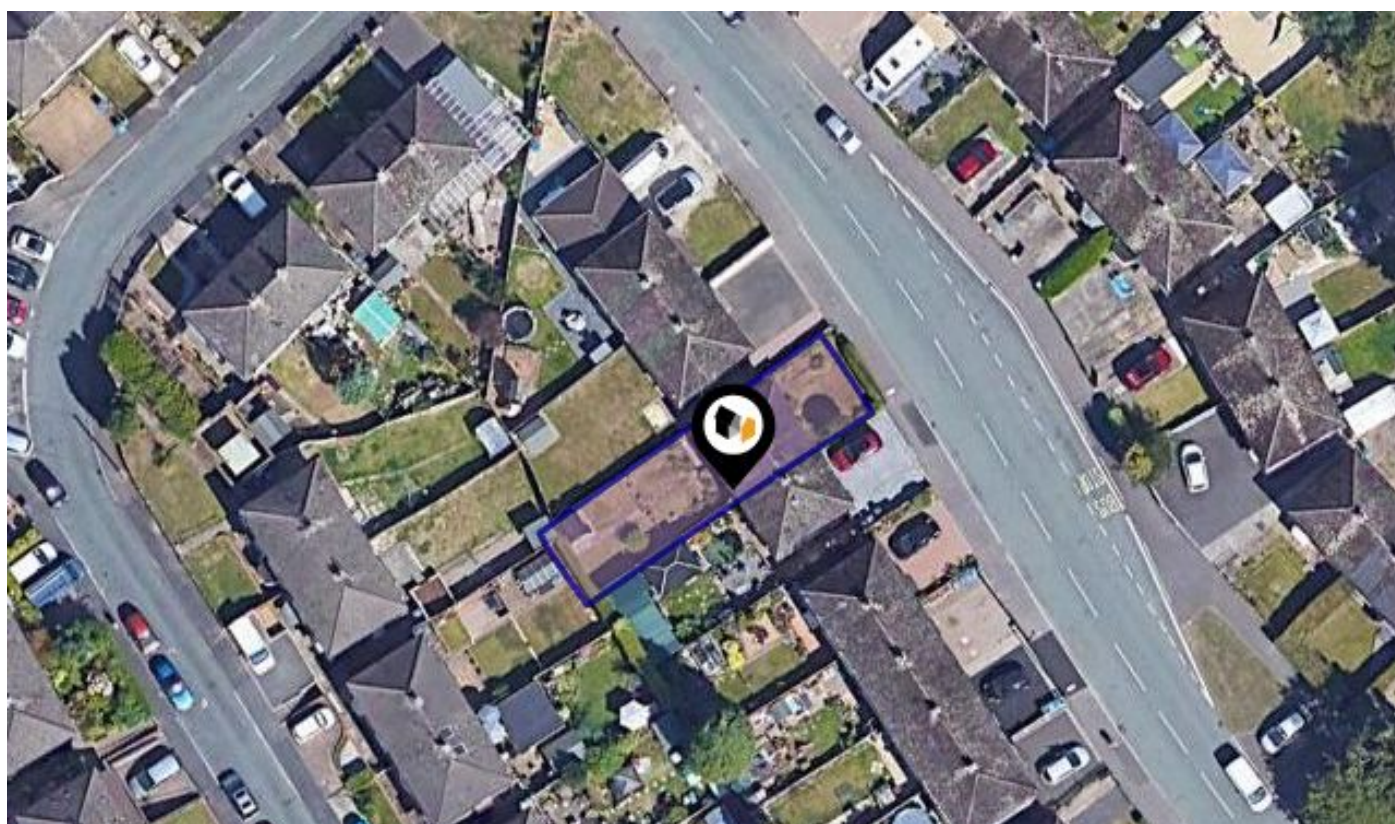


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th February 2025



WOOD ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Two Double Bedroomed Semi-Detached Home
- > Would Benefit From A Scheme Of Modernisation
- > No Upward Chain
- > EPC Rating E, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Property Description

A well-proportioned two double bedroomed semi-detached home available with no upward which would benefit from a scheme of modernisation/improvement and occupies a popular location close to local amenities. The accommodation is supplemented by double glazing and briefly comprises:- entrance lobby, lounge, dining kitchen and side lobby/utility. To the first floor the landing provides access to two double bedrooms, bathroom and separate WC. Outside, there are gardens to both front and rear elevations and there is potential for off-road parking, subject to necessary consent. Wood Road is an established residential location close to Cavendish Close School, shops and transport links together with easy access for Derby City Centre and further road links.

Room Measurement & Details

Entrance Lobby:

Lounge: (14'1" x 11'0") 4.29 x 3.35

Dining Kitchen: (13'1" x 9'1") 3.99 x 2.77

Side Lobby/Utility:

First Floor Landing:

Bedroom One: (14'1" x 9'1") 4.29 x 2.77

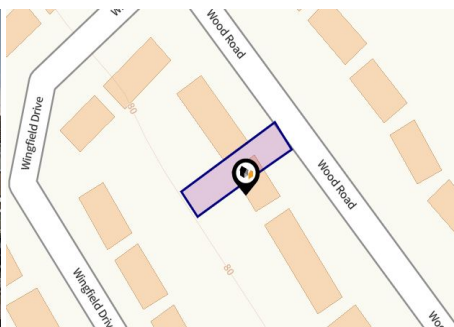
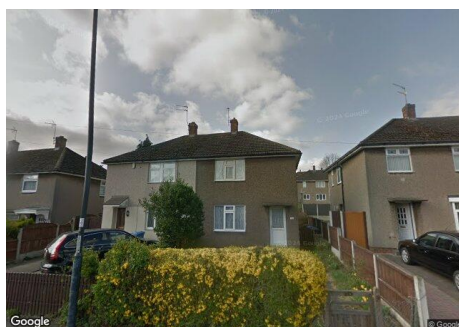
Bedroom Two: (11'1" x 9'1") 3.38 x 2.77

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

Separate WC:

Outside:

There are gardens to both front and rear elevations, the front has potential to create off road parking, subject to necessary planning permission. There is pedestrian gated access to the side elevation leading in-turn to an enclosed rear garden which is laid mainly to lawn.



Property



Type:	Semi-Detached
Bedrooms:	2
Floor Area:	753 ft ² / 70 m ²
Plot Area:	0.05 acres
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY27683

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)

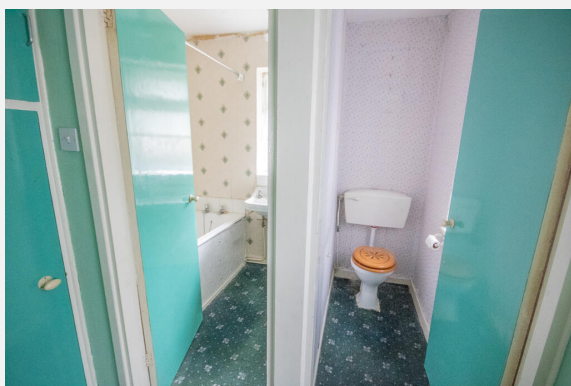
4	65	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



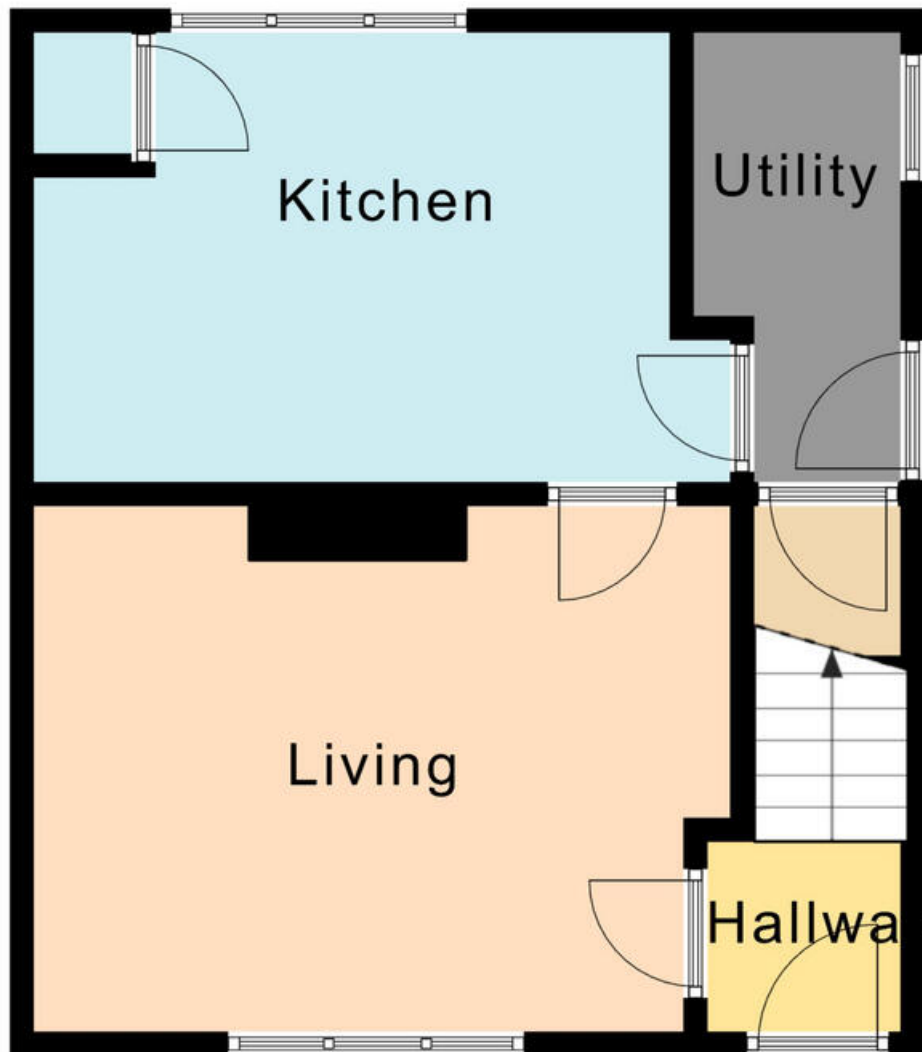
Satellite/Fibre TV Availability:



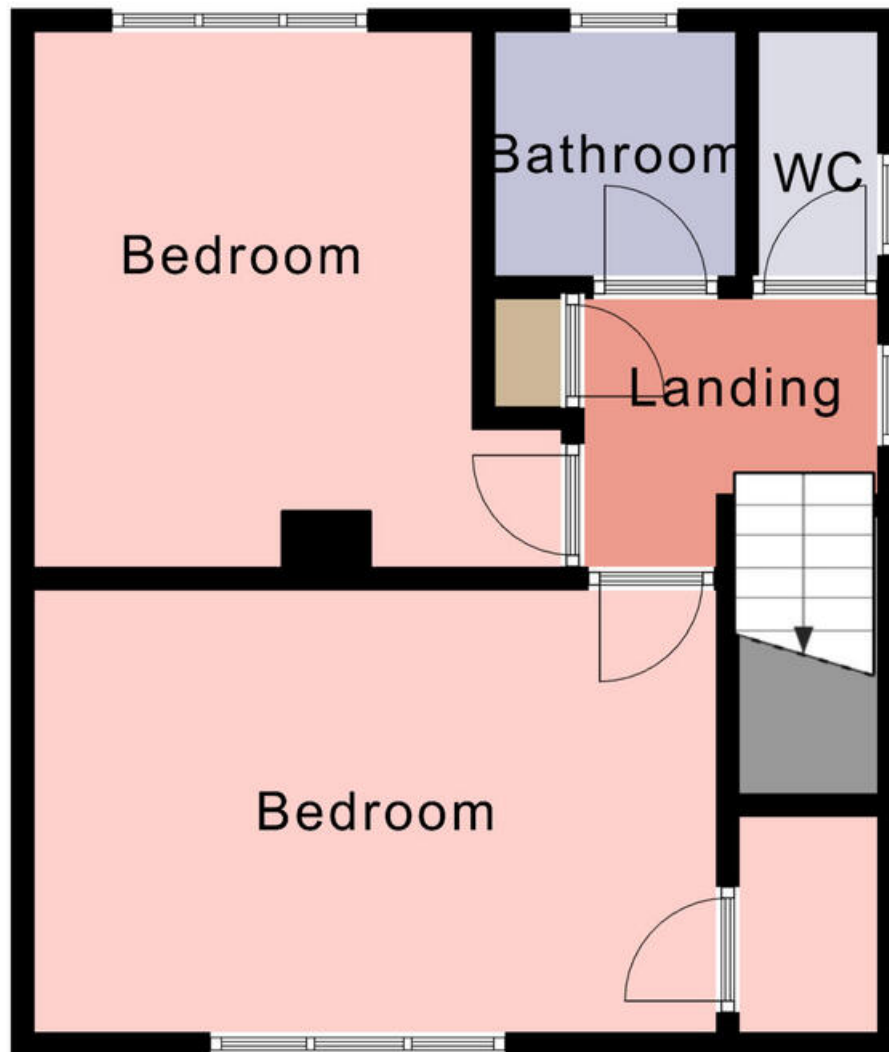




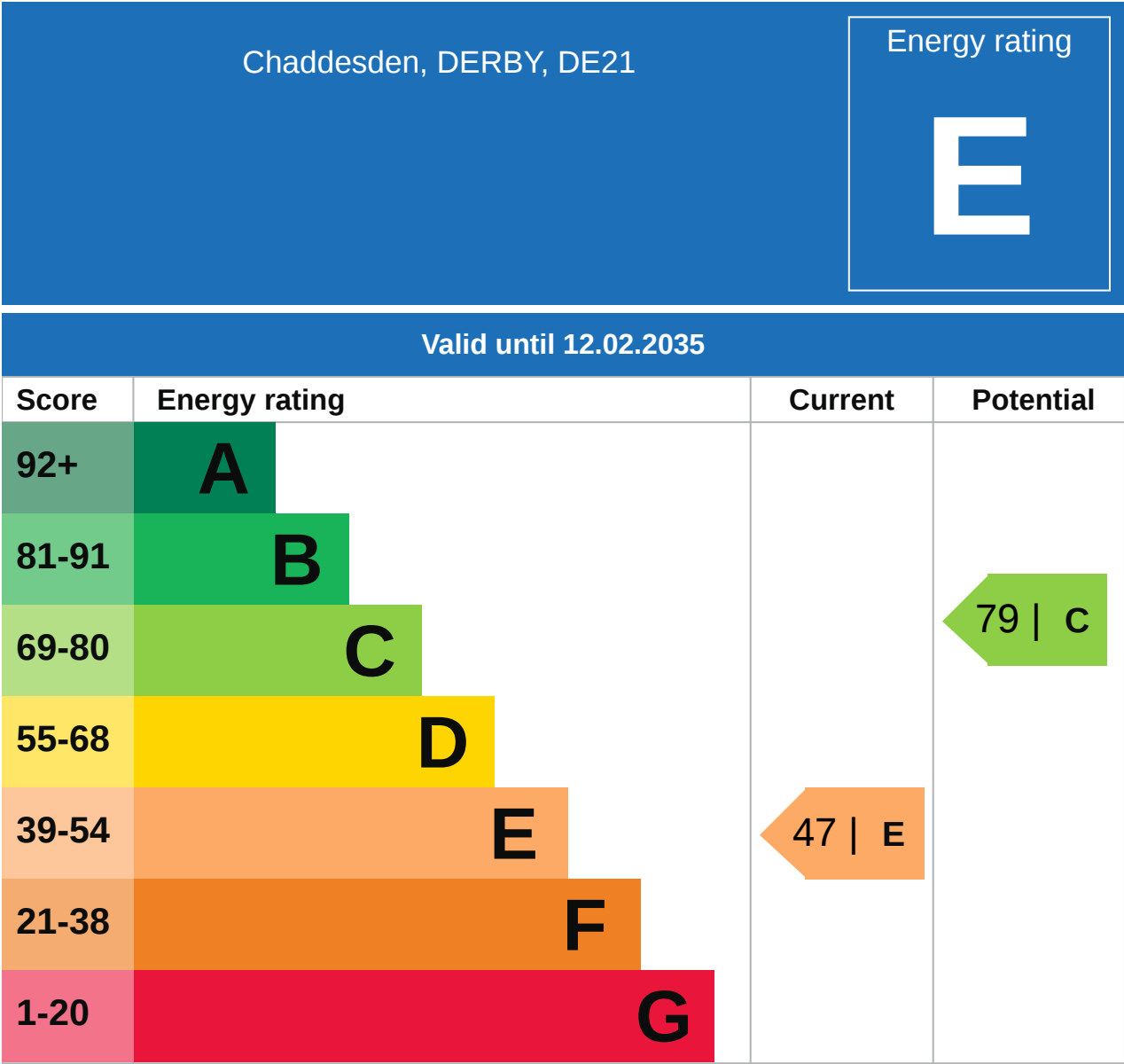
WOOD ROAD, CHADDESSEN, DERBY, DE21



WOOD ROAD, CHADDESSEN, DERBY, DE21

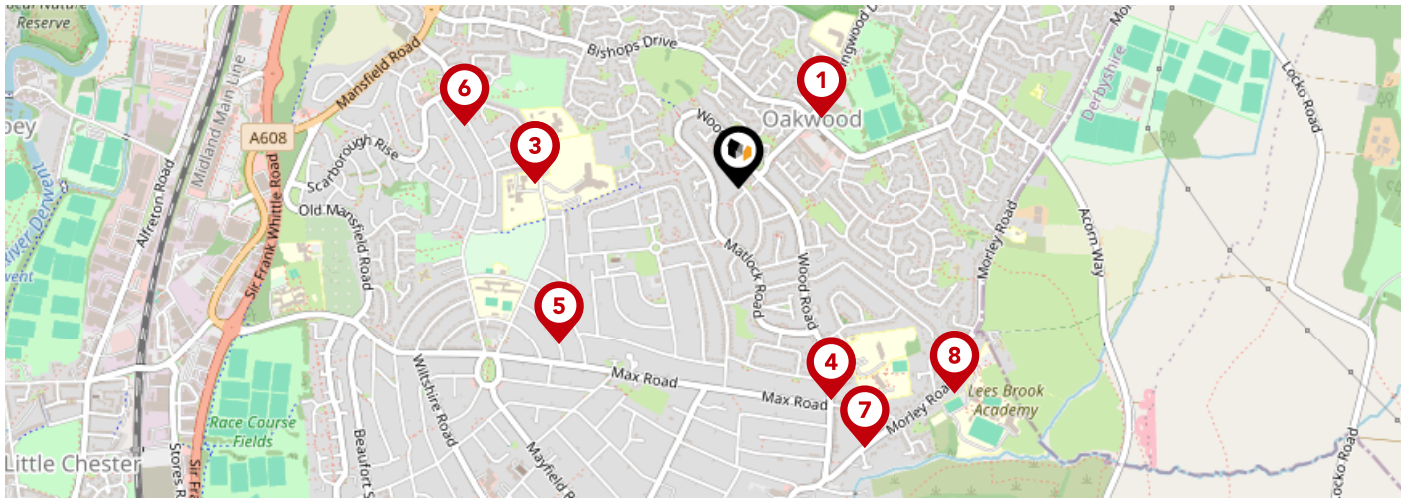


Property EPC - Certificate

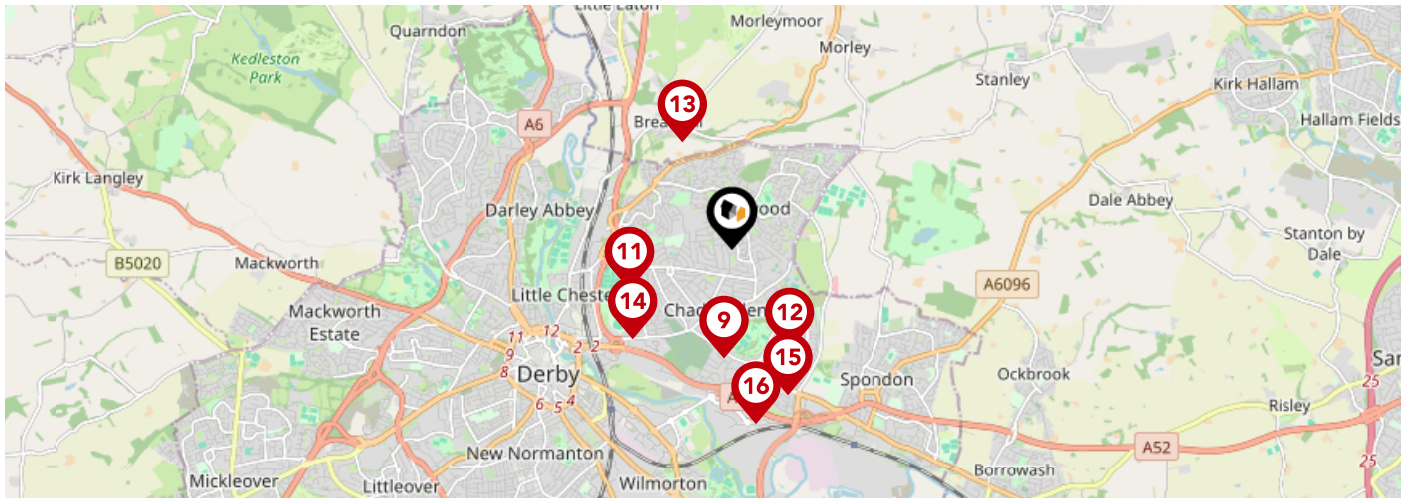










Additional EPC Data

Property Type:	Semi-detached house
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Room heaters, mains gas
Main Heating Energy:	Average
Main Heating Controls:	Appliance thermostats
Main Heating Controls Energy:	Good
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very poor
Lighting:	Low energy lighting in 40% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	70 m ²

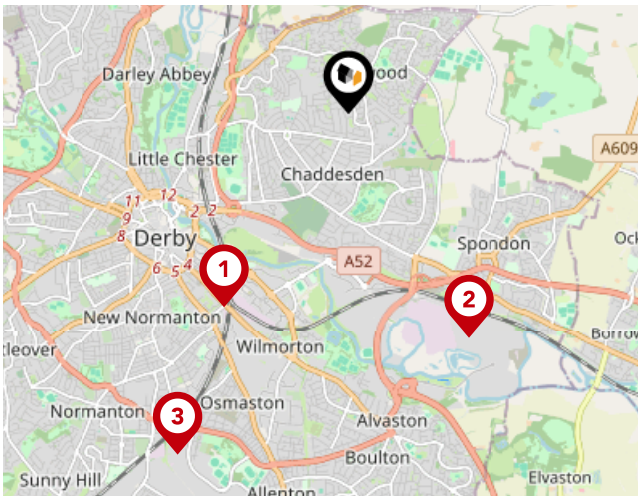


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.45	<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:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



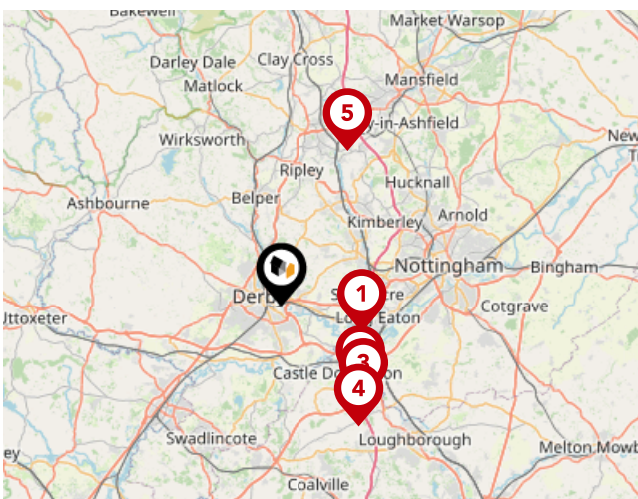
		Nursery	Primary	Secondary	College	Private
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:1.2	<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:1.4	<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:1.57	<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	2.07 miles
2	Spondon Rail Station	2.28 miles
3	Peartree Rail Station	3.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.98 miles
2	M1 J24A	8.09 miles
3	M1 J24	8.96 miles
4	M1 J23A	10.12 miles
5	M1 J28	12.04 miles

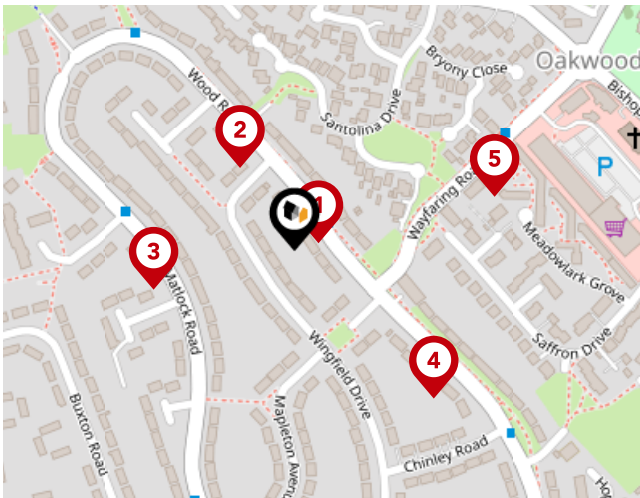


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	9.12 miles
2	Birmingham Airport	35.95 miles
3	Baginton	39.7 miles
4	Finningley	41.28 miles

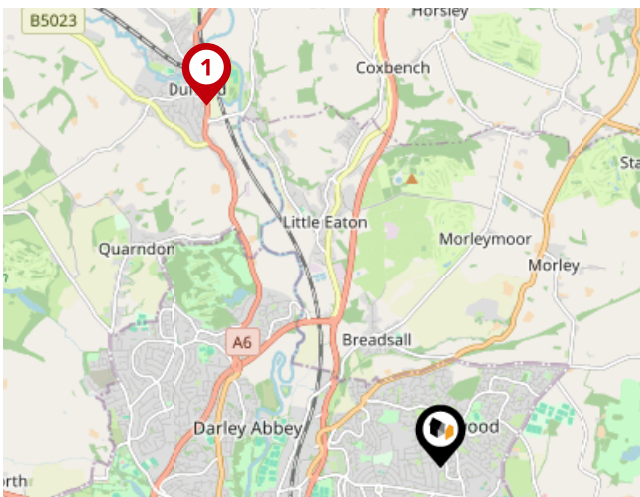
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fernilee Gardens	0.01 miles
2	Fernilee Gardens	0.06 miles
3	Birchover Rise	0.08 miles
4	Chinley Road	0.11 miles
5	Wayfaring Road	0.12 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.85 miles
2	Tram Park & Ride	7.44 miles
3	Toton Lane Tram Stop	7.44 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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