

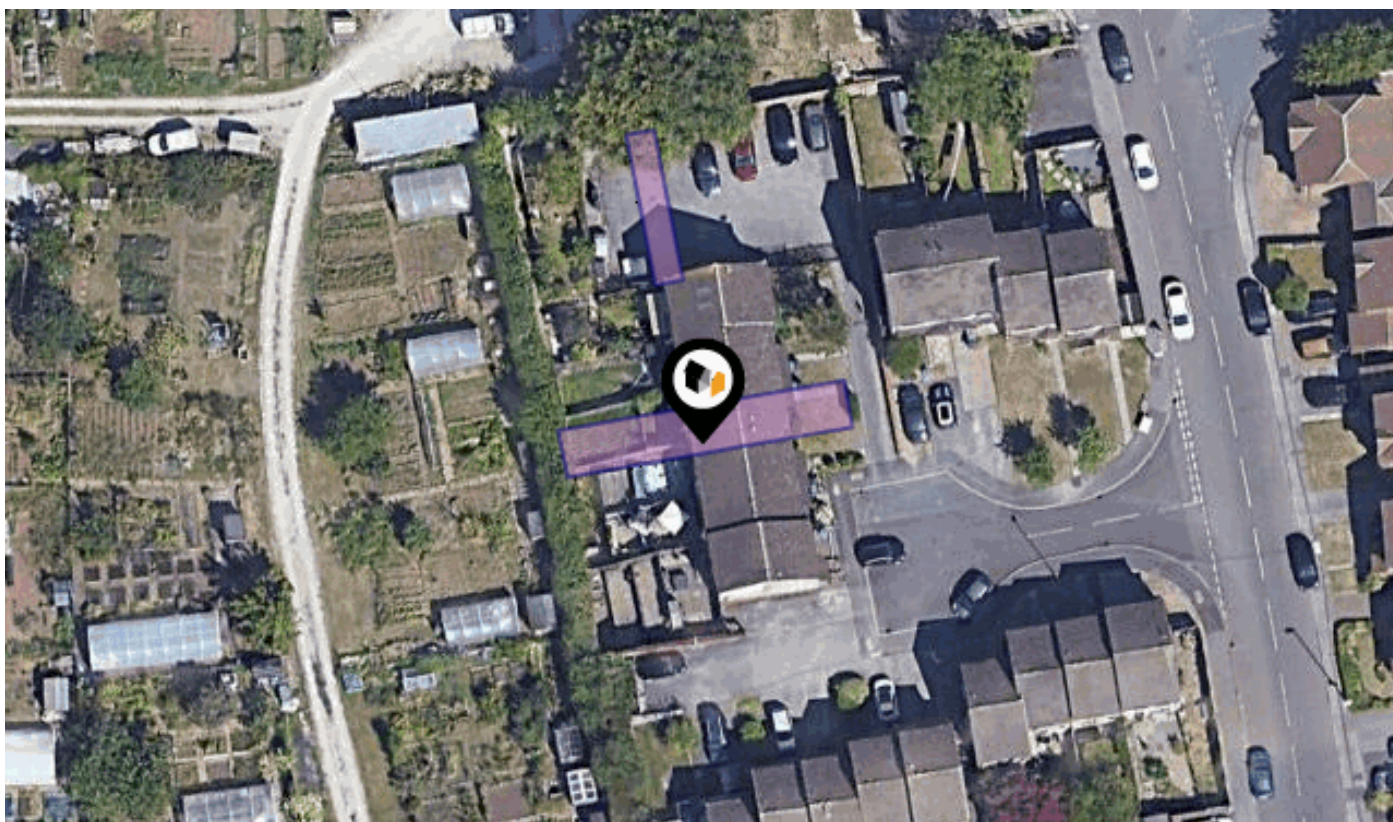


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th February 2025



WALSHAM COURT, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious, Two-Bedroom Terrace Home
- > No Upward Chain, Ideal First Time Buy
- > Cul-De-Sac Location
- > EPC Rating E, Standard Construction
- > Council Tax Band A, Freehold

Property Description

Set back within the cul-de-sac, this spacious two-bedroom mid-terrace home is offered for sale with no upward chain. With a good-sized lounge/diner, fitted kitchen, cloakroom with WC and allocated parking, it will make a fantastic first time buy or investment property! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge diner with uPVC double glazed door giving access to the rear garden; cloakroom with W.C; fitted kitchen; first floor landing; two good sized first floor bedrooms and a fitted bathroom. To the front of the property is a neat garden area with lawn and mixed flower and shrubbery beds. To the rear is a good-sized garden with elevated patio and terraced lawn. Walsham Court is a cul-de-sac location off Old Mansfield Road and is well situated for Derby City Centre, shops, schools and transport links together with excellent road links for the A38, A52 and M1 Motorway.

Room Measurement & Details

Entrance Hall:

Cloakroom With W.C: (5'3" x 2'6") 1.60 x 0.76

Lounge Diner: (14'10" x 12'6") 4.52 x 3.81

Kitchen: (7'11" x 6'5") 2.41 x 1.96

First Floor Landing:

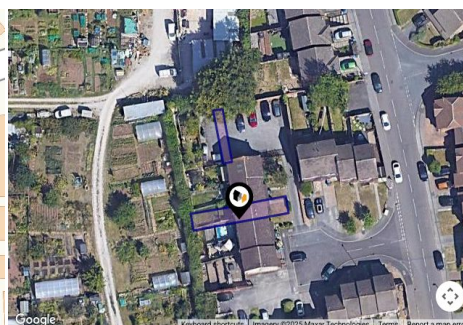
Bedroom One: (12'6" x 8'0") 3.81 x 2.44

Bedroom Two: (10'9" x 8'1") 3.28 x 2.46

Bathroom: (6'6" x 5'11") 1.98 x 1.80

Property Overview

Hannells
A Moving Experience



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	592 ft ² / 55 m ²
Plot Area:	0.03 acres
Year Built :	1976-1982
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY176864

Tenure: Freehold

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

1	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



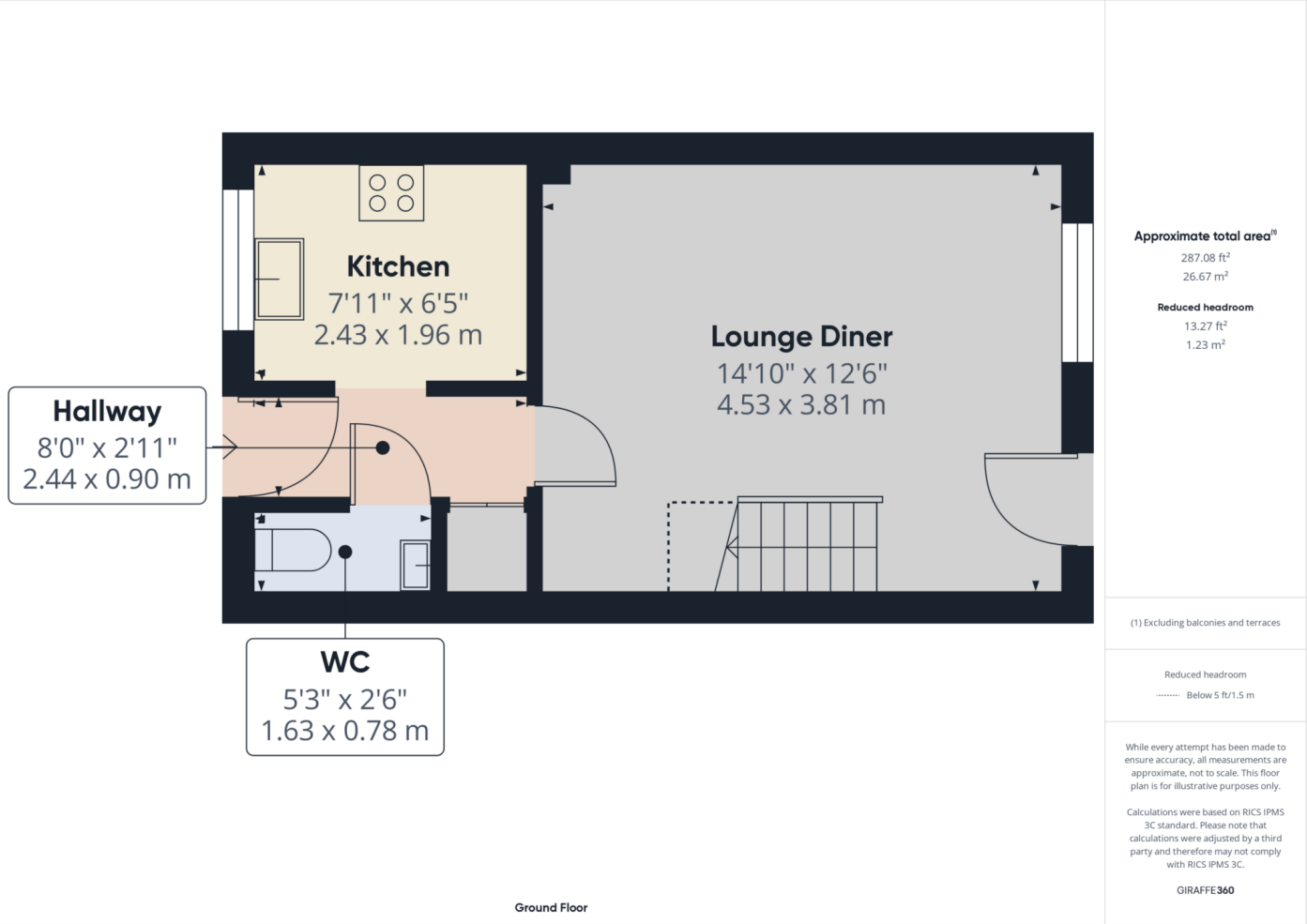
Satellite/Fibre TV Availability:







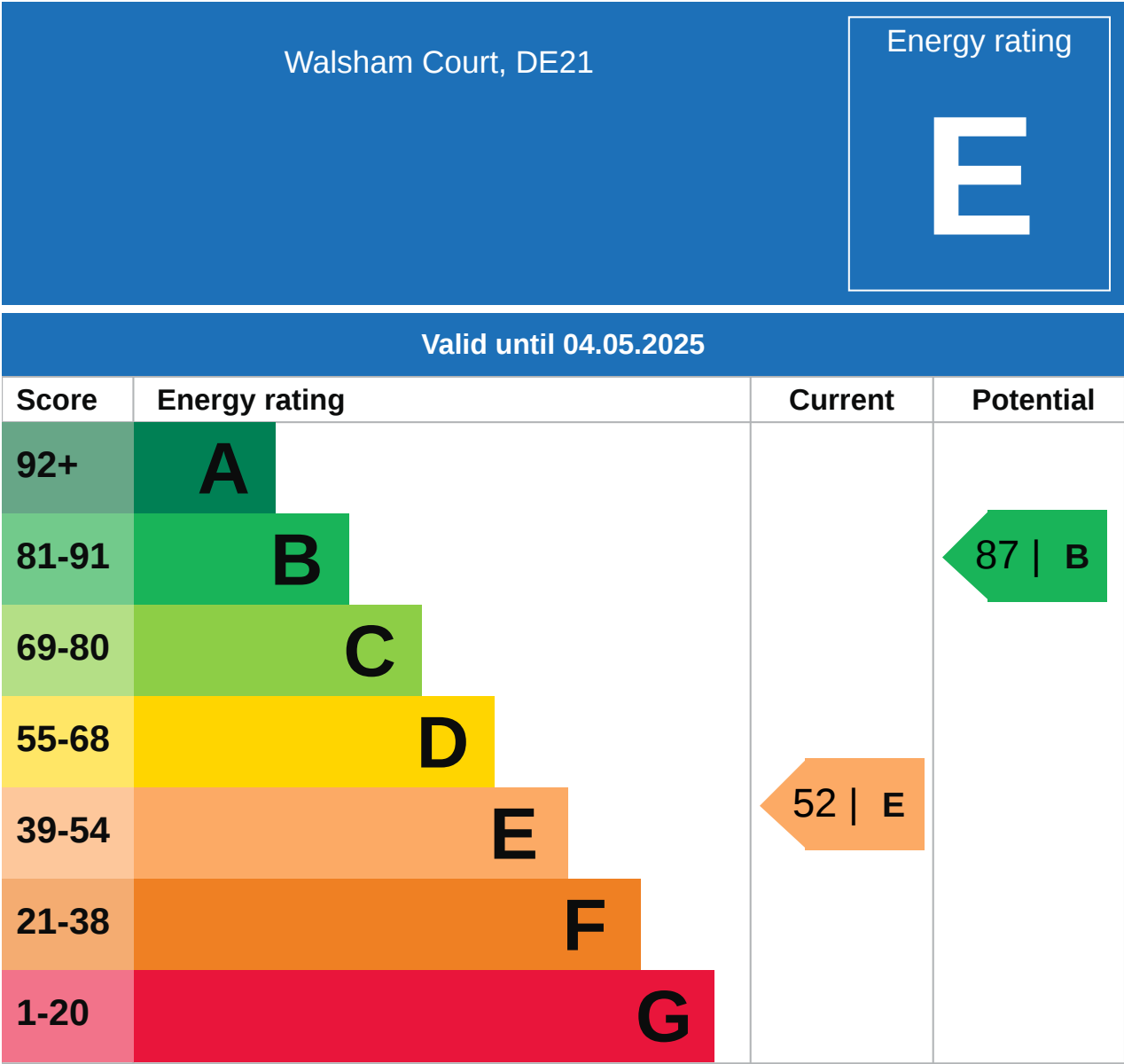
WALSHAM COURT, DERBY, DE21



WALSHAM COURT, DERBY, DE21

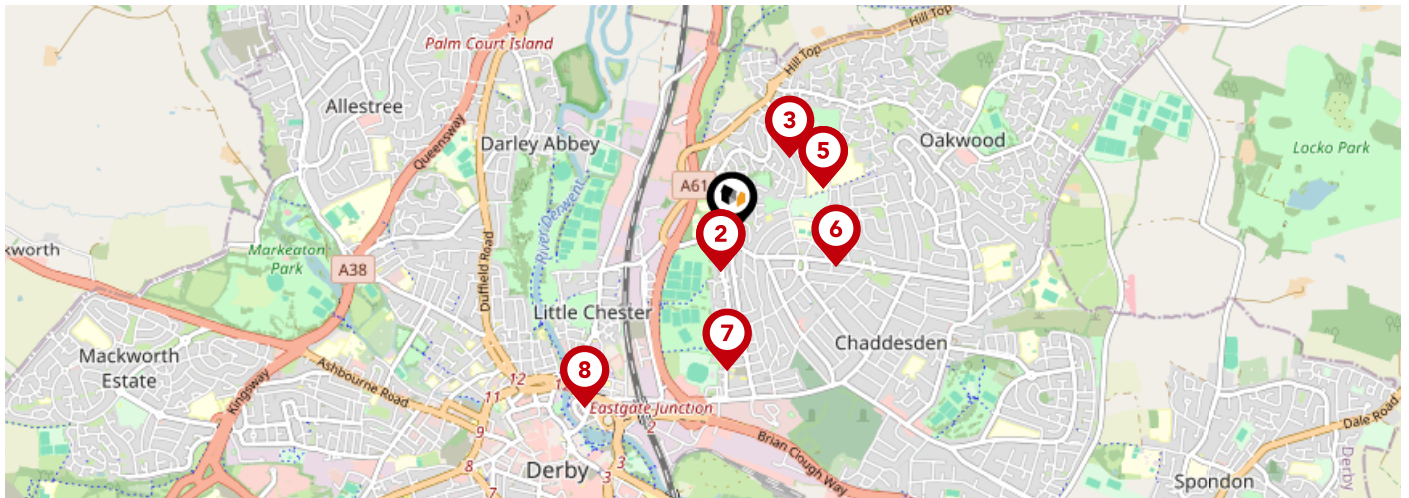


Property EPC - Certificate

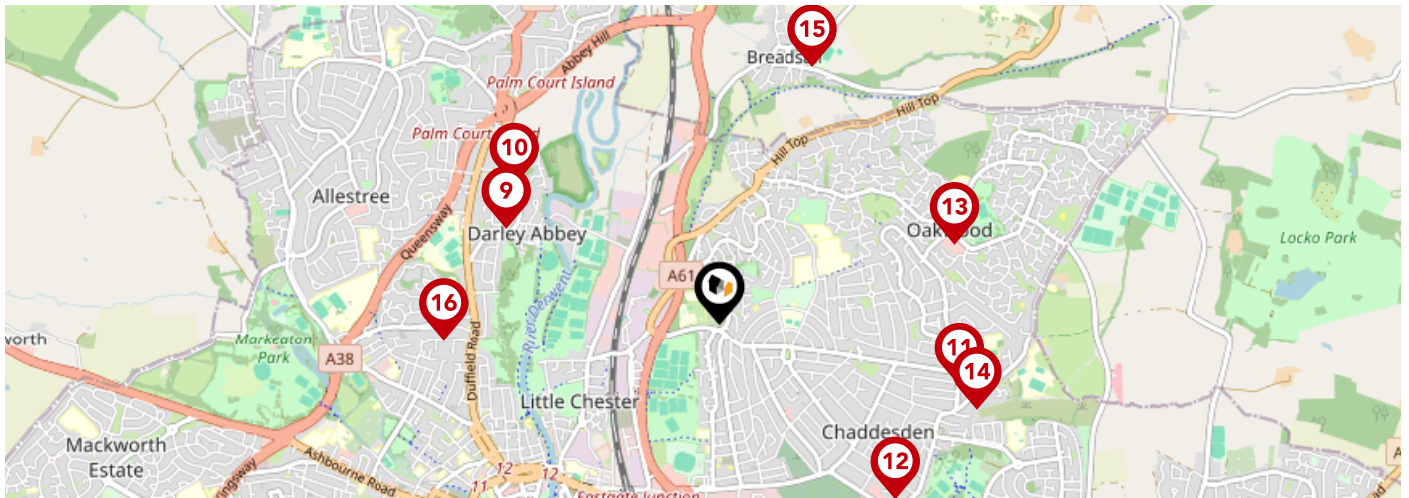


Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 22% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	55 m ²

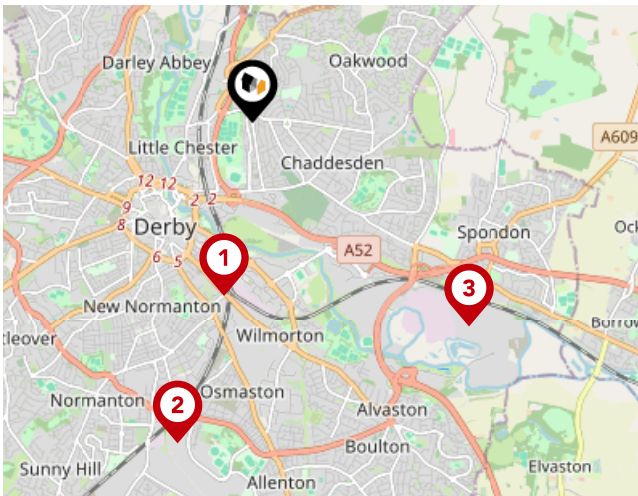


		Nursery	Primary	Secondary	College	Private
1	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Landau Forte College Ofsted Rating: Outstanding Pupils: 1240 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



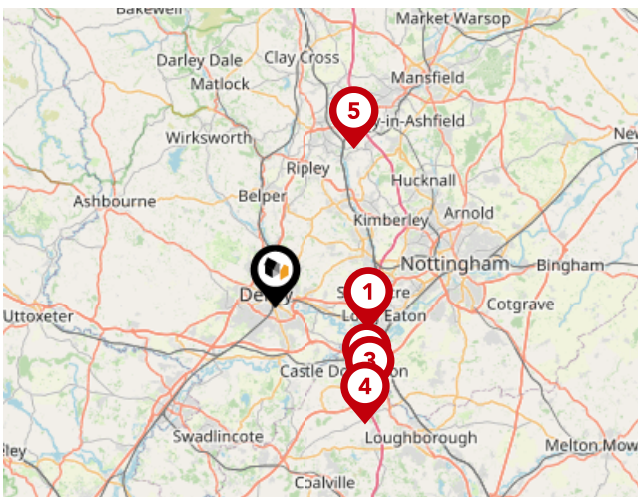
		Nursery	Primary	Secondary	College	Private
9	Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 449 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Old Vicarage School Ofsted Rating: Not Rated Pupils: 121 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 382 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



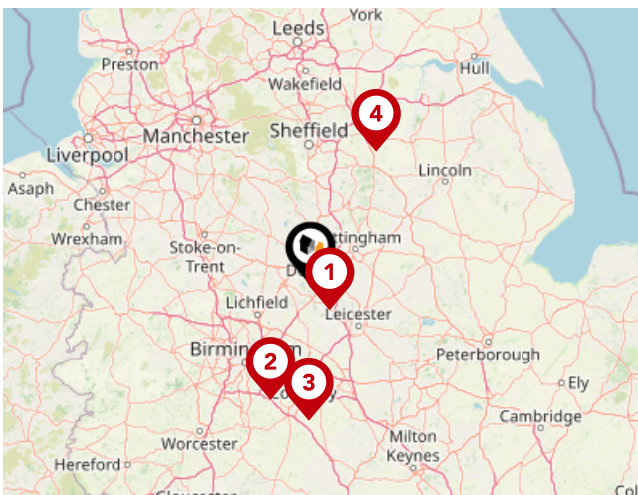
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.57 miles
2	Peartree Rail Station	2.94 miles
3	Spondon Rail Station	2.65 miles



Trunk Roads/Motorways

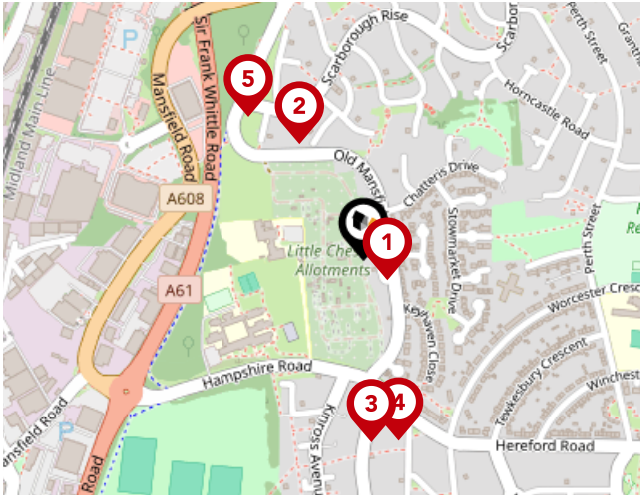
Pin	Name	Distance
1	M1 J25	6.77 miles
2	M1 J24A	8.59 miles
3	M1 J24	9.41 miles
4	M1 J23A	10.45 miles
5	M1 J28	12.58 miles



Airports/Helipads

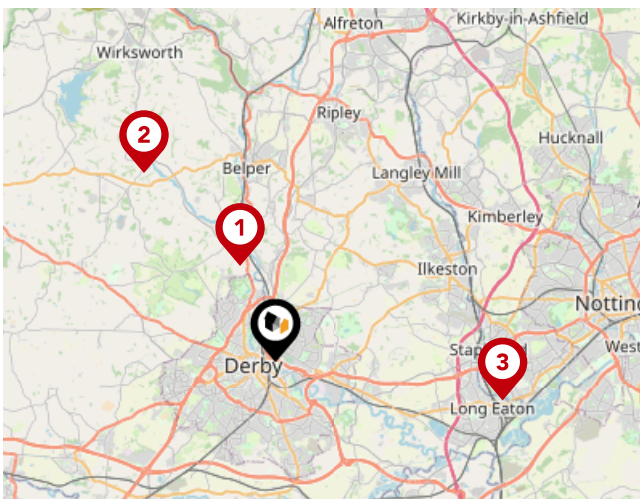
Pin	Name	Distance
1	East Mids Airport	9.41 miles
2	Birmingham Airport	35.48 miles
3	Baginton	39.48 miles
4	Finningley	41.83 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Walsham Court	0.04 miles
2	Pickering Rise	0.15 miles
3	Hampshire Road	0.2 miles
4	Beaufort Street	0.2 miles
5	Skipton Green	0.21 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.64 miles
2	Idridgehay (Ecclesbourne Valley Railway)	8.2 miles
3	Tram Park & Ride	8.25 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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