

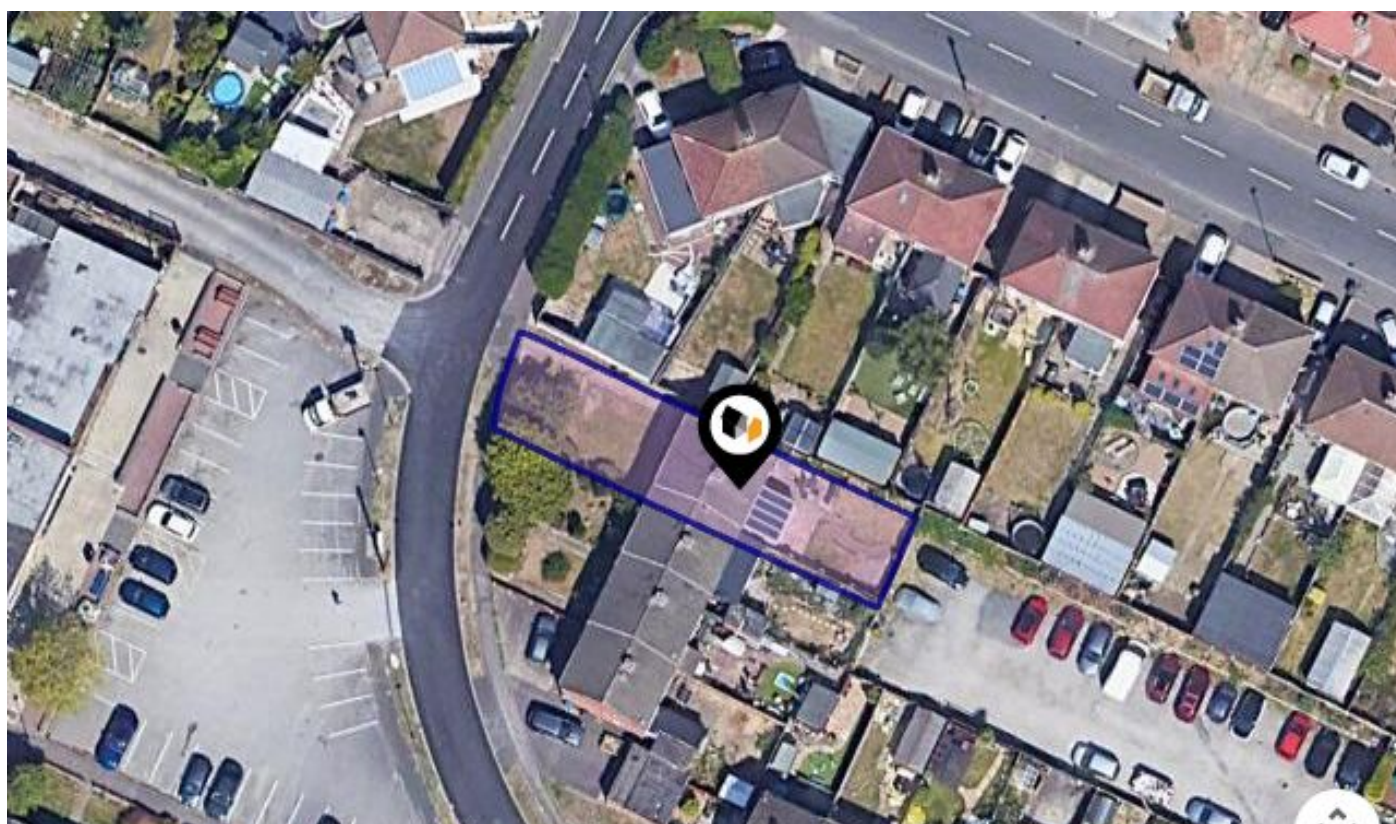


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th April 2025



CAVAN DRIVE, CHADDESSEN, DERBY, DE21

Hannells

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Useful Information:

- > Spacious Three bedroomed End Town House
- > Two Reception Rooms And Conservatory
- > Communal Parking To The Rear Elevation
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

This three bedroomed end town house is set back from Cavan Drive and offers deceptively spacious accommodation ideal for the growing family or first time buyer. The property also benefits from communal parking to the rear elevation. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance porch, reception hallway, lounge, kitchen, dining room and conservatory. To the first floor the landing provides access to three bedrooms (two double) and bathroom with three piece suite. Outside, there are gardens to both front and rear elevations together with communal parking to the rear of the property. Cavan Drive 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 Porch:

Reception Hallway:

Lounge: (13'4" x 12'7") 4.06 x 3.84

Kitchen: (9'3" x 9'1") 2.82 x 2.77

Dining Room: (9'5" x 9'4") 2.87 x 2.84

Conservatory: (11'4" x 9'9") 3.45 x 2.97

First Floor Landing:

Bedroom One: (11'9" x 10'7") 3.58 x 3.23

Bedroom Two: (11'1" x 10'5") 3.38 x 3.17

Bathroom: (8'1" x 5'5") 2.46 x 1.65

Outside: There are gardens to both front and rear elevations, the front is laid mainly to lawn. To the side elevation is a useful attached store with doors to front and rear elevations. The rear garden is enclosed having a paved patio area with lawned areas and there is gated access to the head of the garden leading in turn to communal parking.

Buyer Information:

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KFB - Key Facts For Buyers



Property Overview



Property

| | | | |
|------------------|---|---------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 882 ft ² / 82 m ² | | |
| Plot Area: | 0.07 acres | | |
| Year Built : | 1950-1966 | | |
| Council Tax : | Band A | | |
| Annual Estimate: | £1,464 | | |
| Title Number: | DY102973 | | |

Local Area

| | | | | |
|--|------------|--|------------|--------------|
| Local Authority: | Derby city | Estimated Broadband Speeds (Standard - Superfast - Ultrafast) | | |
| Conservation Area: | No | | | |
| Flood Risk: | | | | |
| • Rivers & Seas | Very low | 10 mb/s | 80 mb/s | 1800 mb/s |
| • Surface Water | Very low | | | |
| Mobile Coverage: (based on calls indoors) | | Satellite/Fibre TV Availability: | | |
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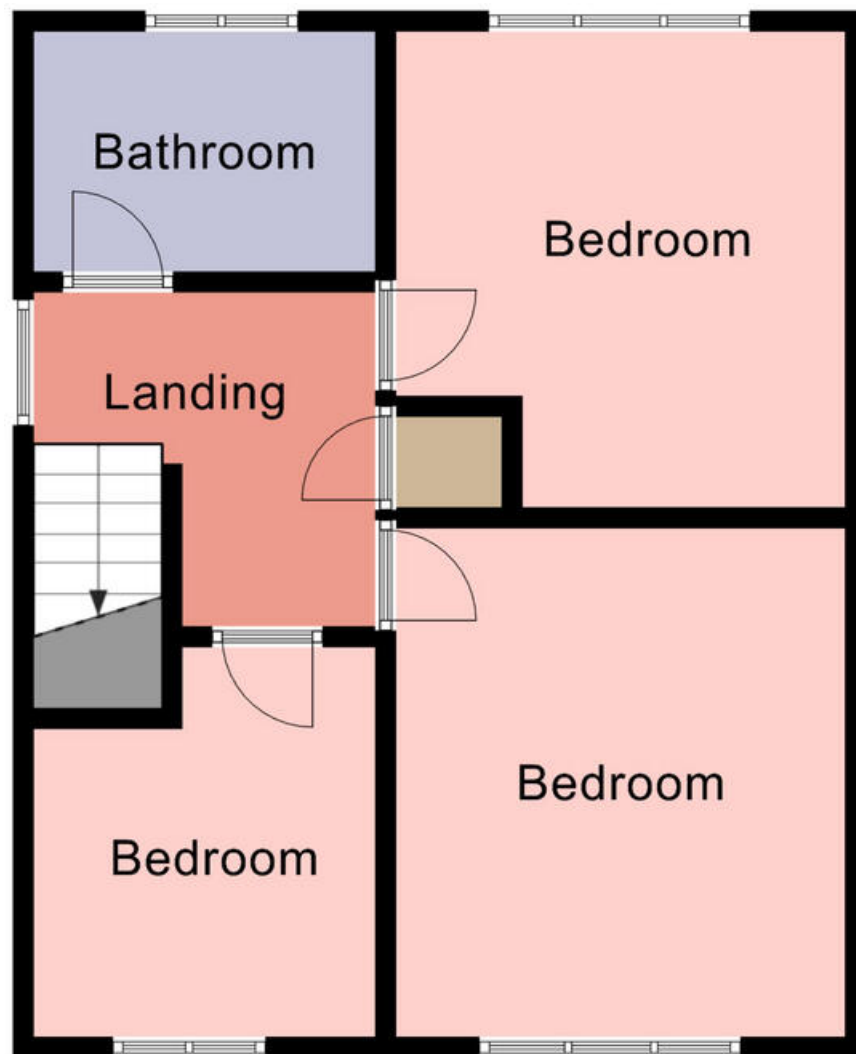




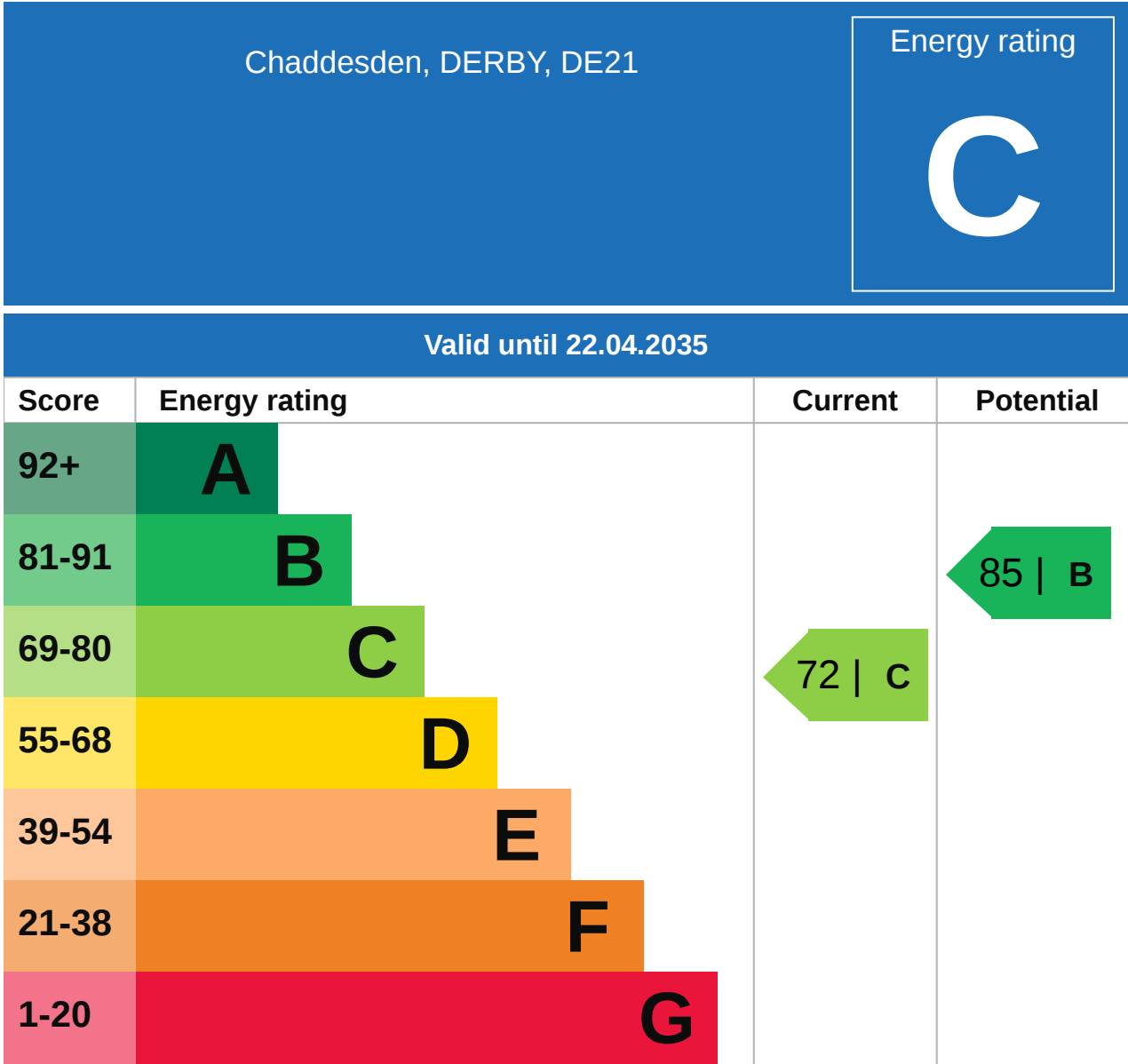
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Property EPC - Certificate



Additional EPC Data

| | |
|--------------------------------------|--|
| Property Type: | End-terrace house |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Average |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | Good |
| Window: | Fully double glazed |
| Window Energy: | Average |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Main Heating Controls Energy: | Good |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Lighting Energy: | Very good |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | None |
| Total Floor Area: | 82 m ² |



Hannells

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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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