

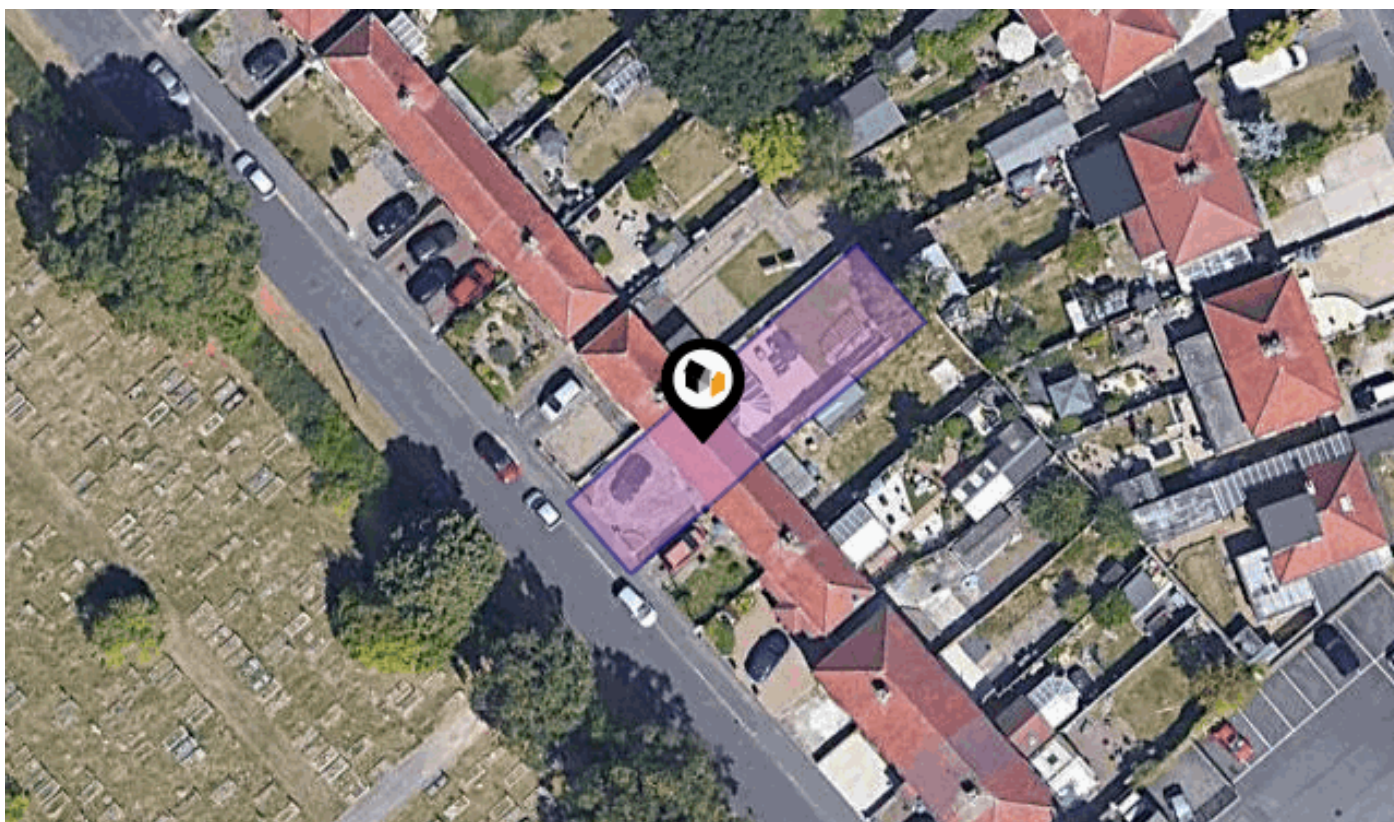


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24<sup>th</sup> April 2025



## CUMBERLAND AVENUE, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



- > Well Maintained And Presented Mid Terrace Property
- > Ideal First Time Buy, Viewing Recommended
- > Spacious Conservatory
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

An early viewing is recommended of this well presented two double bedroomed mid terrace property situated within a popular location close to local amenities. The property has the benefit of a spacious conservatory, off road parking (no drop kerb) and an enclosed rear garden. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance hallway, pleasant lounge with double doors to a conservatory, fitted kitchen and spacious conservatory with French doors to the rear garden. To the first floor the landing provides access to two double bedrooms and bathroom with a three piece suite. Outside, off road parking is provided to the front elevation (no drop kerb) and an enclosed rear garden.

### Room Measurement & Details

Entrance Hallway:

Lounge: (14'8" x 11'6") 4.47 x 3.51

Fitted Kitchen: (14'10" x 7'9") 4.52 x 2.36

Spacious Conservatory: (14'1" x 18'1") 4.29 x 5.51

First Floor Landing:

Bedroom One: (14'10" x 11'7") 4.52 x 3.53

Bedroom Two: (9'1" x 12'9") 2.77 x 3.89

Bathroom: (5'5" x 6'3") 1.65 x 1.90

Outside:

There is off road parking to the front elevation (no drop kerb). A shared entry to the side elevation leads in turn to an enclosed rear garden having a paved patio incorporating a lawned area with fenced boundaries.

Buyer Information:

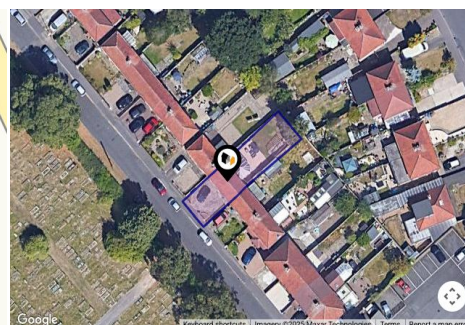
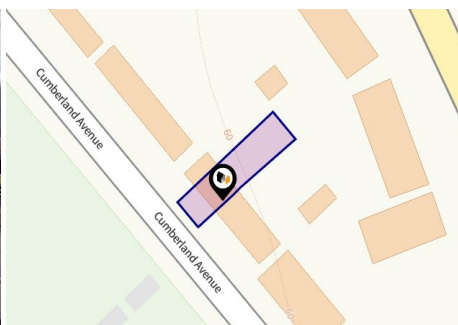
1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £25 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3. Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

**KFB** Key Facts For Buyers

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# Property Overview



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	667 ft <sup>2</sup> / 62 m <sup>2</sup>
<b>Plot Area:</b>	0.06 acres
<b>Year Built :</b>	1967-1975
<b>Council Tax :</b>	Band A
<b>Annual Estimate:</b>	£1,464
<b>Title Number:</b>	DY28063

**Tenure:** Freehold

## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

<b>7</b> mb/s	<b>59</b> mb/s	<b>1800</b> mb/s

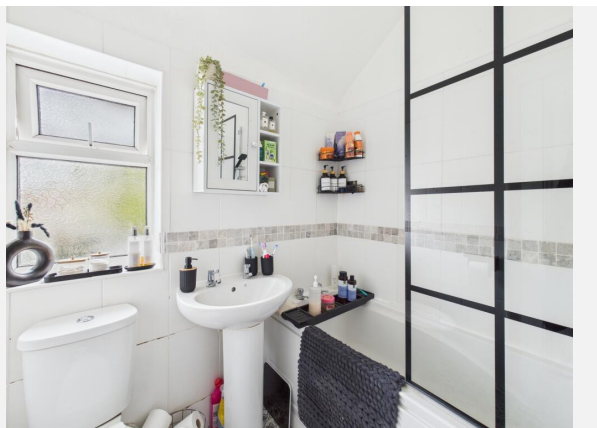
**Mobile Coverage:**  
(based on calls indoors)



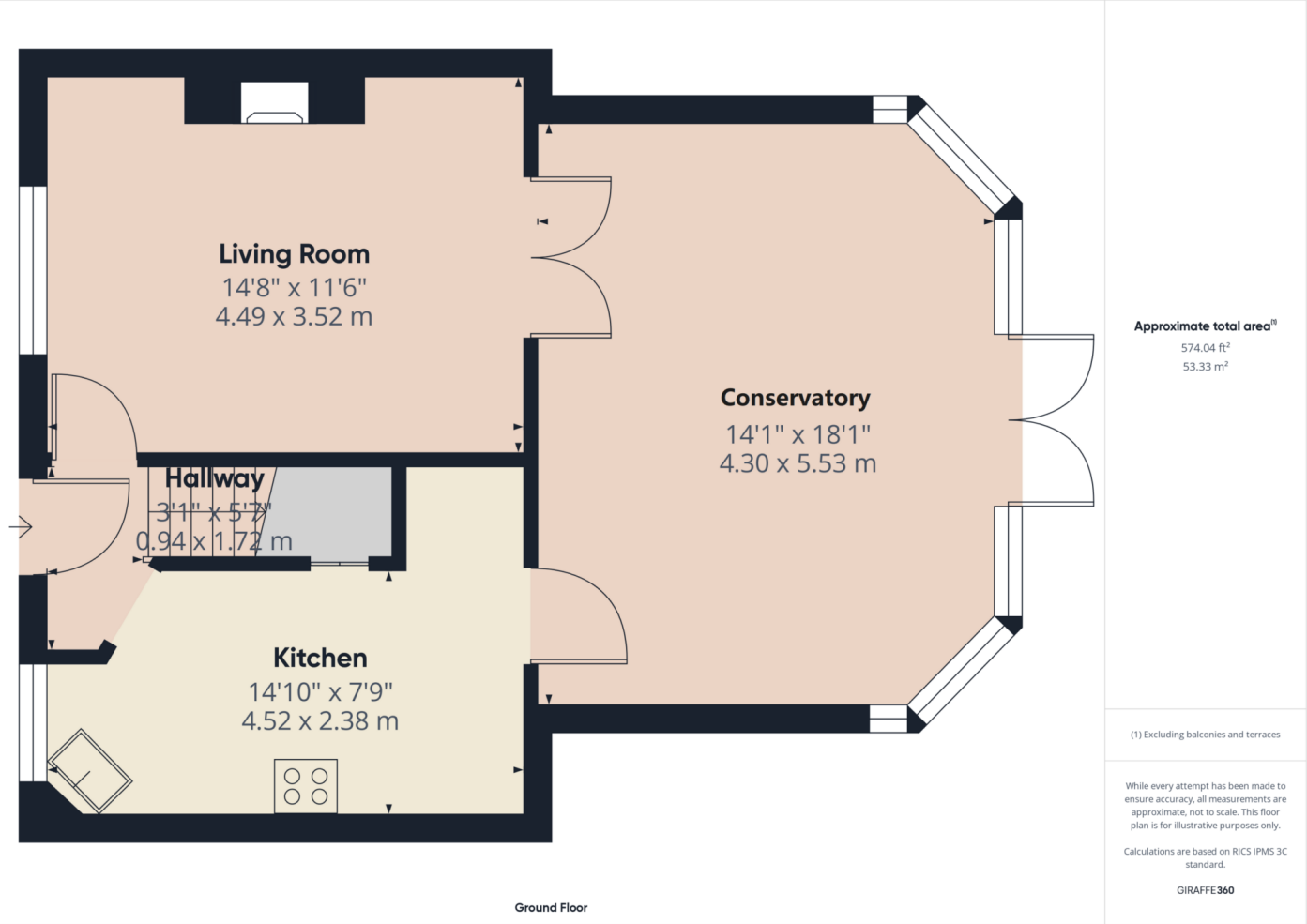
**Satellite/Fibre TV Availability:**



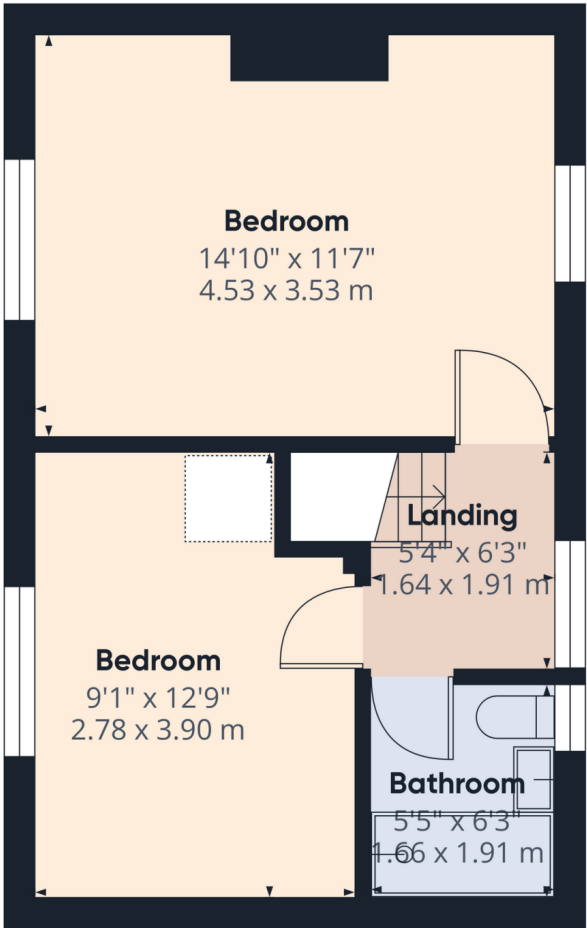




## CUMBERLAND AVENUE, DERBY, DE21



CUMBERLAND AVENUE, DERBY, DE21



Floor 1

Approximate total area<sup>(1)</sup>  
331.86 ft<sup>2</sup>  
30.83 m<sup>2</sup>

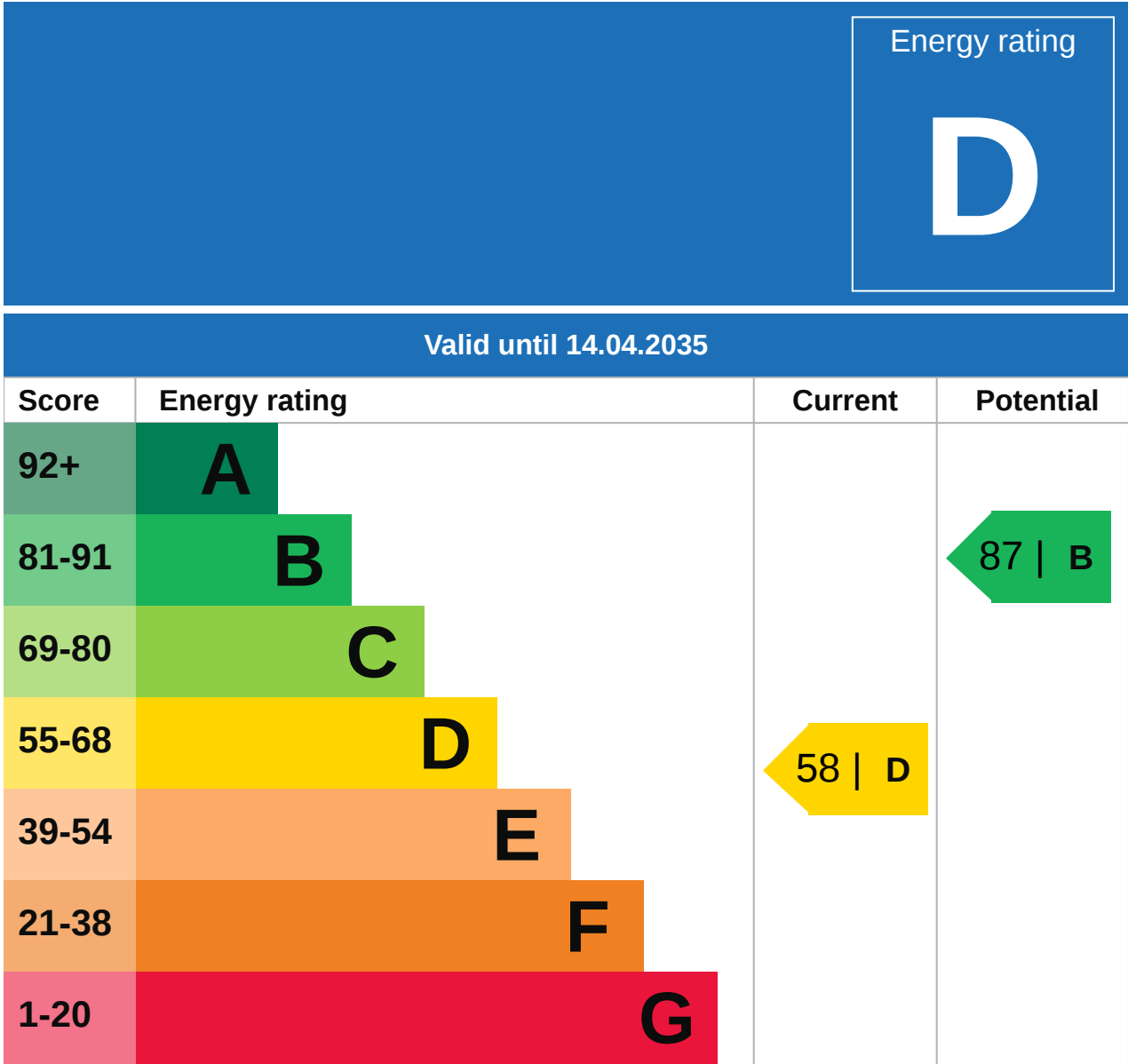
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

# Property EPC - Certificate



## Additional EPC Data

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<b>Property Type:</b>	Mid-terrace house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Solid brick, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Pitched, 200 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	62 m <sup>2</sup>



## Hannells

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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

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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

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