

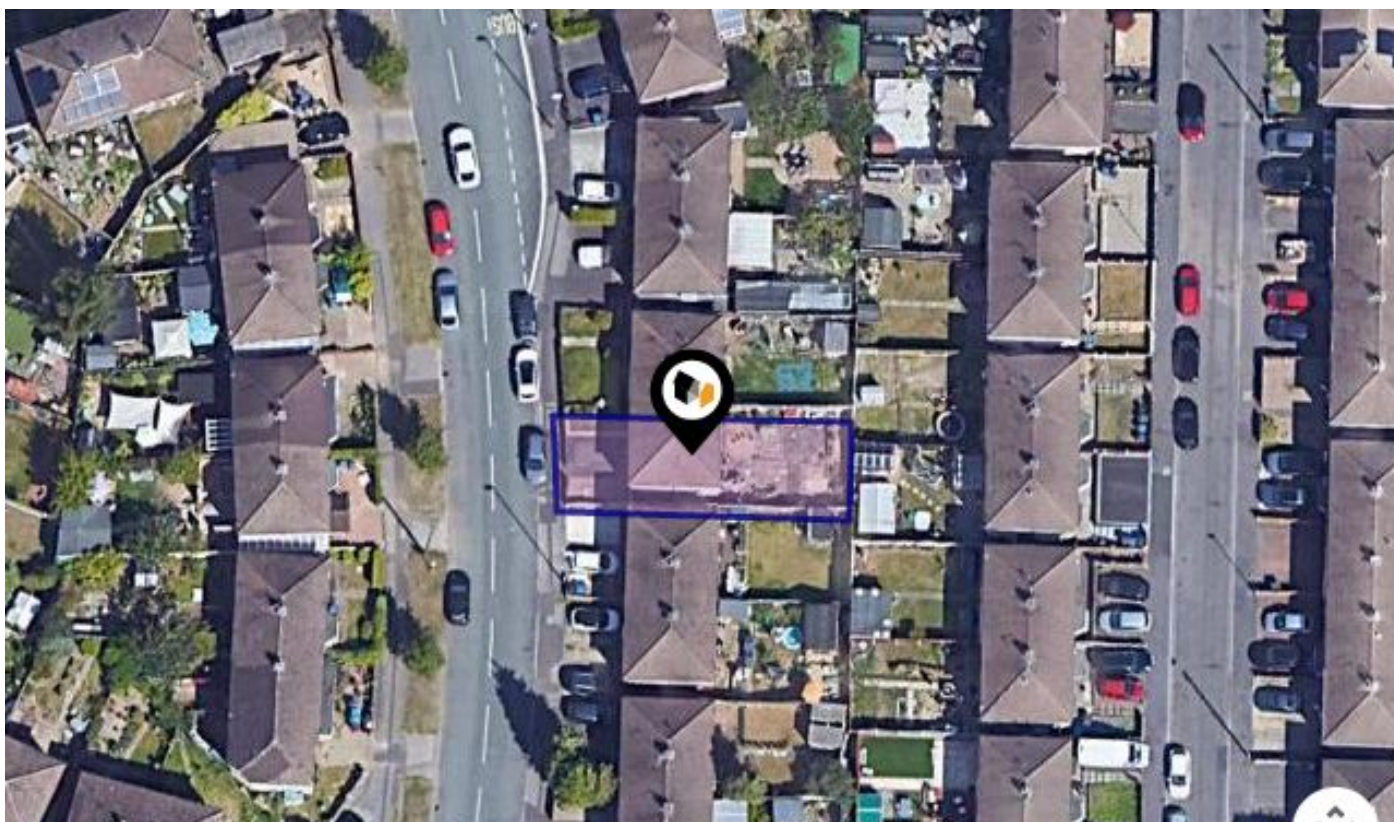


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 30<sup>th</sup> April 2025**



**PERTH STREET, DERBY, DE21**

## Hannells

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### Useful Information:

- > Spacious Three Bedroomed Semi-Detached Home
- > Requiring Some Modernisation/Improvement
- > No Upward Chain, Ideal First Time Buy
- > EPC Rating C, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

### Property Description

A well-proportioned three bedroomed semi-detached home, available for sale with no upward chain. The property would benefit from some modernisation/improvement and this has been reflected in the asking price. The property benefits from off-road parking and an enclosed rear garden and viewing is recommended to appreciate the potential of the property. The accommodation is supplemented by gas fired central heating, double glazed windows and briefly comprises:- reception hallway, lounge, dining kitchen and side lobby/utility. To the first floor the landing provides access to three bedrooms (two double), bathroom and separate WC. Outside, there is off-road parking to the front elevation and there is an enclosed rear garden. Perth Street is well situated for local shops, schools and transport links together with excellent road links for the A52, M1, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

#### Reception Hallway:

Lounge: (14'8" x 10'9") 4.47 x 3.28

Dining Kitchen: (16'4" x 10'1") 4.98 x 3.07

Side Lobby/Utility With Understairs Storage Cupboard:

#### First Floor Landing:

Double Bedroom One: (13'1" x 10'8") 3.99 x 3.25

Double Bedroom Two: (11'3" x 10'5") 3.43 x 3.17

Bedroom Three: (9'7" x 7'4") 2.92 x 2.24

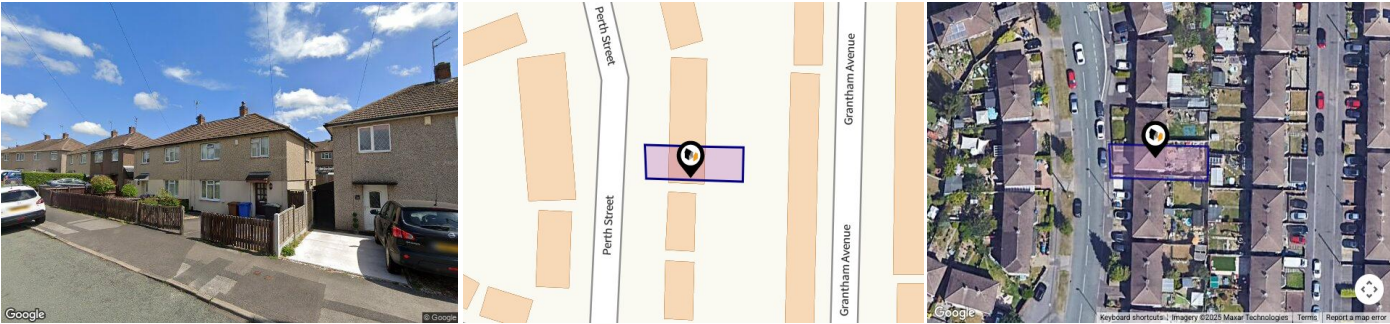
Separate WC:

#### Outside:

Off-road parking is provided to the front elevation. There is gated access to the side elevation leading in-turn to the enclosed rear garden which is arranged for ease of maintenance being mostly paved.

### Buyer Information:










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## Property

|                  |   |         |          |
|------------------|---|---------|----------|
| Type:            | Semi-Detached                           | Tenure: | Freehold |
| Bedrooms:        | 3                                       |         |          |
| Floor Area:      | 785 ft <sup>2</sup> / 73 m <sup>2</sup> |         |          |
| Plot Area:       | 0.05 acres                              |         |          |
| Year Built :     | 1930-1949                               |         |          |
| Council Tax :    | Band A                                  |         |          |
| Annual Estimate: | £1,464                                  |         |          |
| Title Number:    | DY340727                                |         |          |

## Local Area

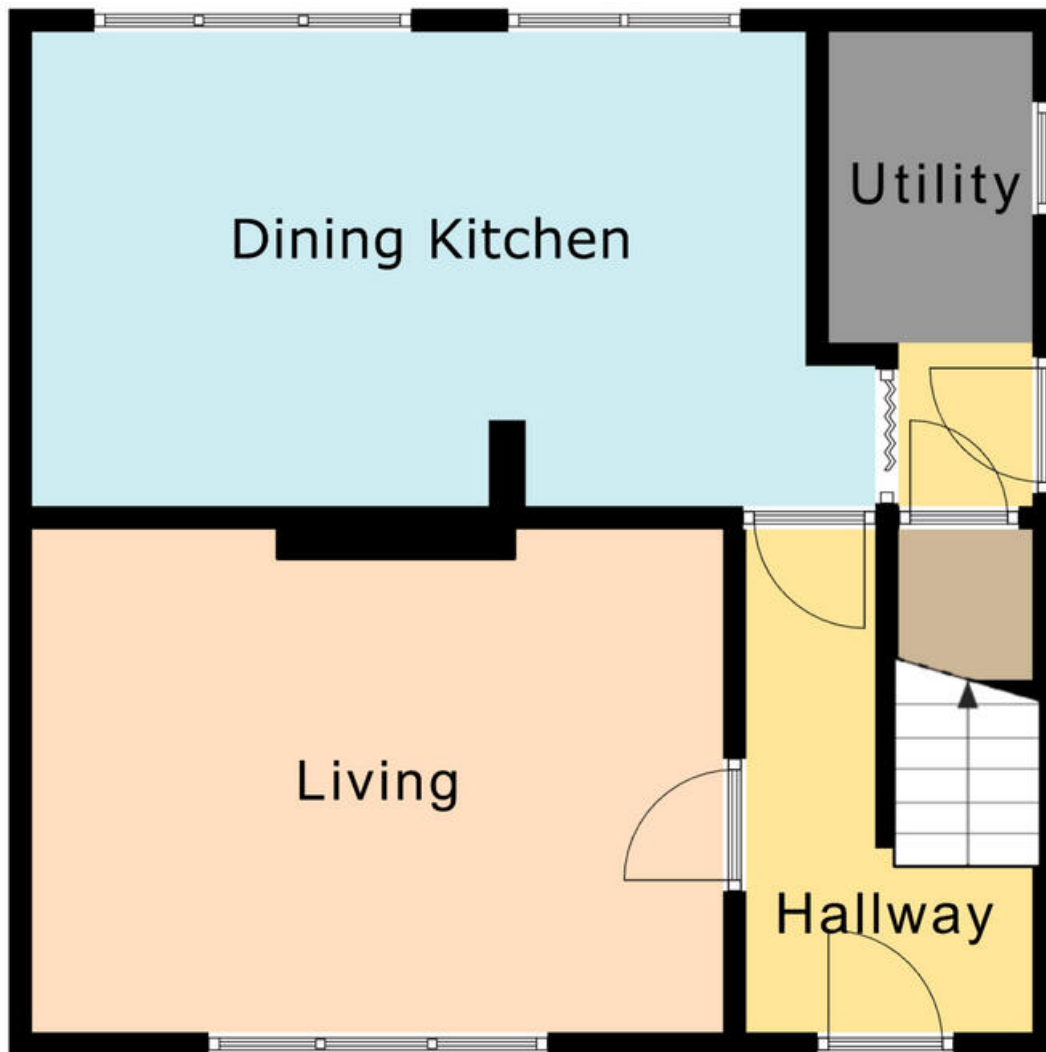
|   |   |   |   |   |
|---|---|---|---|---|
| Local Authority:  | Derby city  | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast)                    |   |   |
| Conservation Area:  | No  |   |   |   |
| Flood Risk:   |   |   |   |   |
| • Rivers & Seas   | Very low  | 3   | 63  | 1000  |
| • Surface Water   | High  | mb/s  | mb/s  | mb/s  |
|   |   |  |  |  |
| Mobile Coverage:  |   | Satellite/Fibre TV Availability:  |   |   |
| (based on calls indoors)  |   |   |   |   |
|  |  |  |    |    |
| O <sub>2</sub>  | EE  | 3   | O <sub>2</sub>  | sky   |
|   |   |   |   |  |



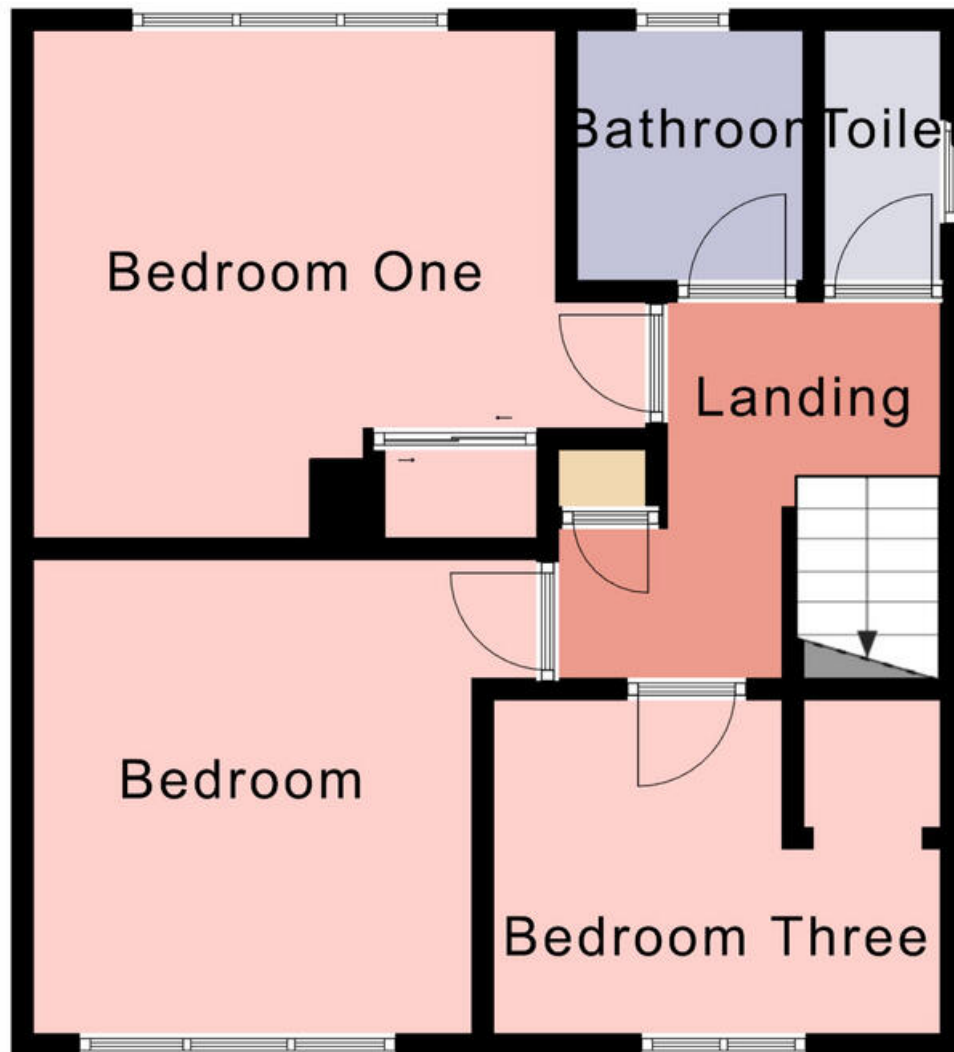




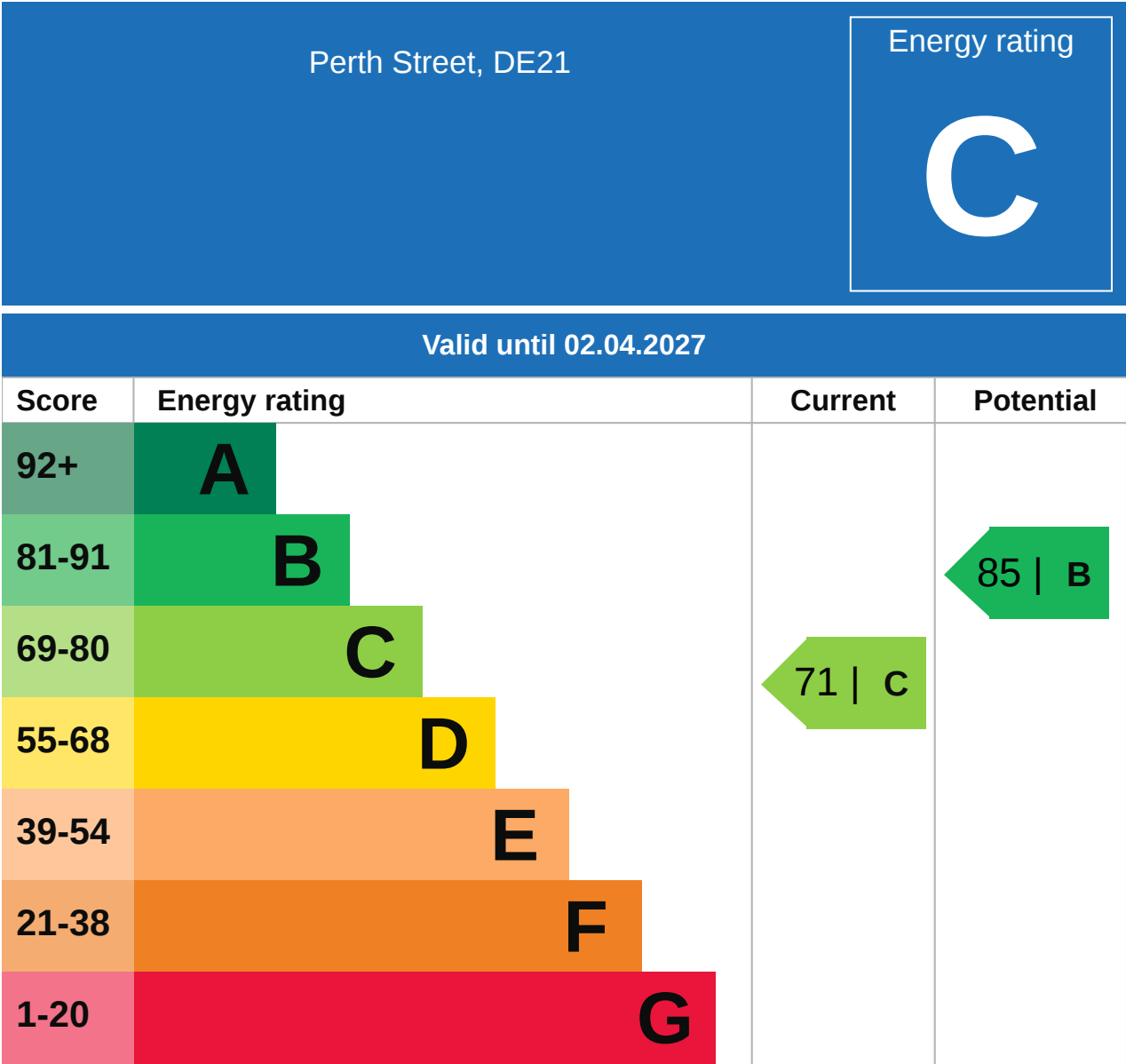
**PERTH STREET, DERBY, DE21**



**PERTH STREET, DERBY, DE21**



# Property EPC - Certificate





# Property

## EPC - Additional Data



### Additional EPC Data

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|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | House                                    |
| <b>Build Form:</b>                  | Semi-Detached                            |
| <b>Transaction Type:</b>            | ECO assessment                           |
| <b>Energy Tariff:</b>               | Single                                   |
| <b>Main Fuel:</b>                   | Mains gas (not community)                |
| <b>Main Gas:</b>                    | Yes                                      |
| <b>Flat Top Storey:</b>             | No                                       |
| <b>Top Storey:</b>                  | 0  |
| <b>Glazing Type:</b>                | Double glazing, unknown install date     |
| <b>Previous Extension:</b>          | 0  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Ventilation:</b>                 | Natural                                  |
| <b>Walls:</b>                       | Solid brick, with external insulation    |
| <b>Walls Energy:</b>                | Good                                     |
| <b>Roof:</b>                        | Pitched, 300 mm loft insulation          |
| <b>Roof Energy:</b>                 | Very Good                                |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas          |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs     |
| <b>Hot Water System:</b>            | From main system                         |
| <b>Hot Water Energy Efficiency:</b> | Good                                     |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets |
| <b>Floors:</b>                      | Solid, no insulation (assumed)           |
| <b>Total Floor Area:</b>            | 73 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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