

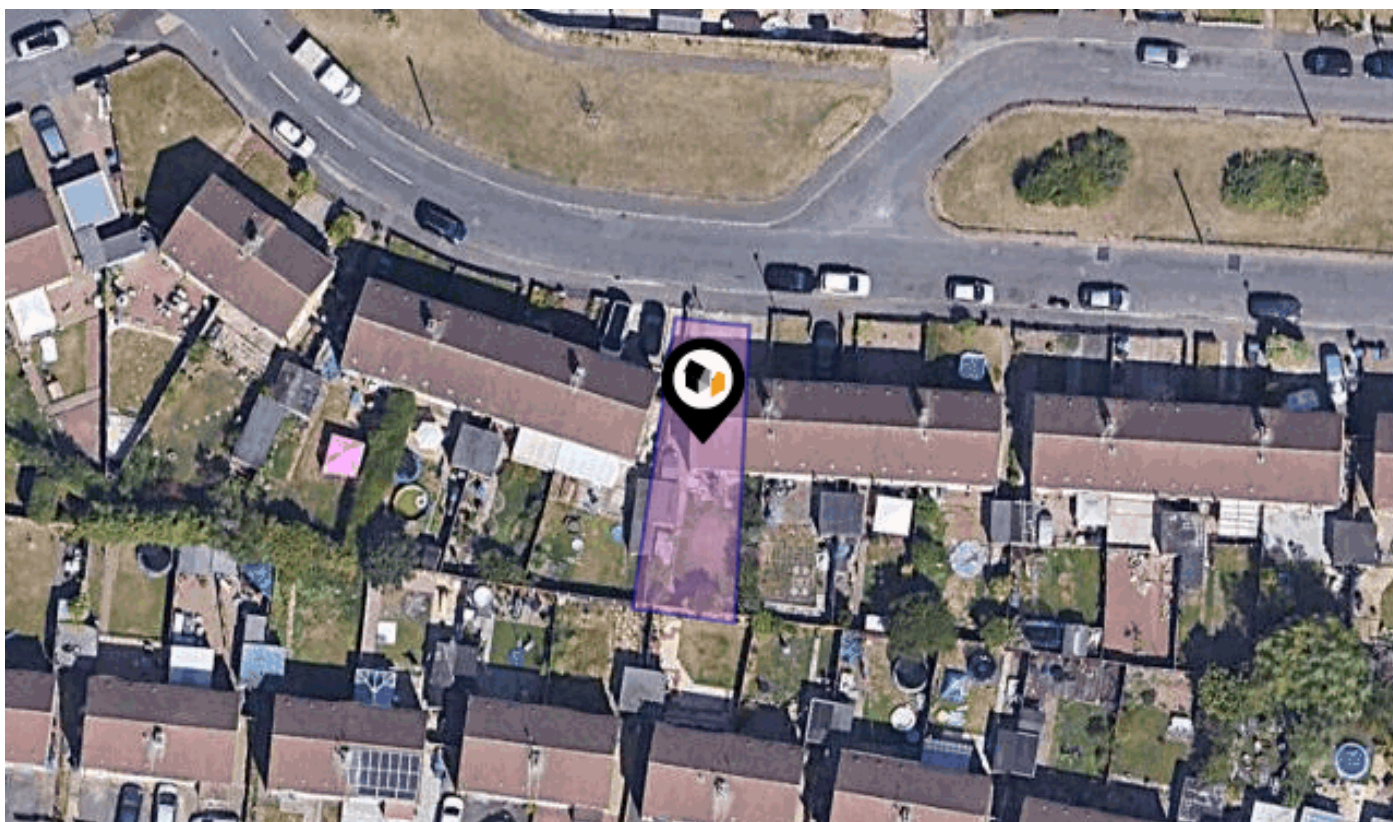


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th May 2025



CHEYENNE GARDENS, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Three Bedroomed End Terrace Property
- > Two Reception Rooms, Off-Road Parking
- > EPC Rating C, Non Standard Construction
- > Council Tax Band A, Freehold
- > Kitchen, Bathroom And And Separate WC

Property Description

A well proportioned three bedroomed end terrace property occupying a popular location close to local amenities and would be ideal for the growing family or first time buyer. The property benefits from off-road parking, an enclosed rear garden and viewing is recommended. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- reception hallway, lounge, dining room and kitchen. To the first floor are three bedrooms, bathroom and separate WC. Outside, there is off-road parking to the front elevation and an enclosed rear garden with brick outhouse. Cheyenne Gardens is conveniently situated for local amenities including Cherry Tree Infant and Junior School, Chaddesden Park, shops and transport links together with easy access for Derby City Centre and further road links. Viewing is recommended.

Room Measurement & Details

Reception Hallway:

Lounge: (12'9" x 11'10") 3.89 x 3.61

Dining Room: (9'11" x 8'9") 3.02 x 2.67

Kitchen: (8'11" x 8'9") 2.72 x 2.67

First Floor Landing:

Double Bedroom One: (11'8" x 11'0") 3.56 x 3.35

Double Bedroom Two: (10'6" x 9'2") 3.20 x 2.79

Bedroom Three: (8'8" x 8'0") 2.64 x 2.44

Bathroom:

Separate WC:

Outside:

Off-road parking is provided to the front elevation. There is gated access to the side elevation leading to the enclosed rear garden with a brick built outhouse with power.

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.

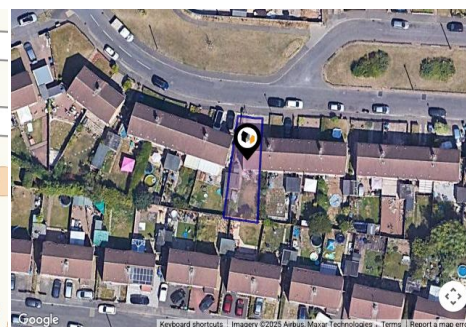
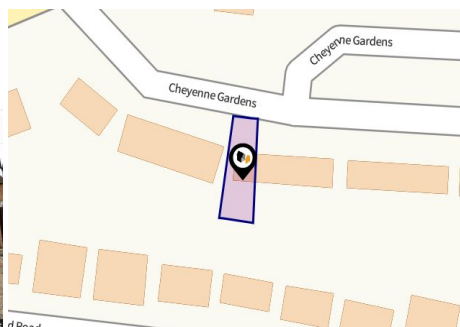
Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract.

Information should be independently verified. Hannells Limited and its employees or agents are not

KFB authorised to make representations or warranties regarding the property.

Property Overview

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A Moving Experience



Property




Type:	Terraced
Bedrooms:	3
Floor Area:	828 ft ² / 77 m ²
Plot Area:	0.04 acres
Year Built :	1983-1990
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY106253

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







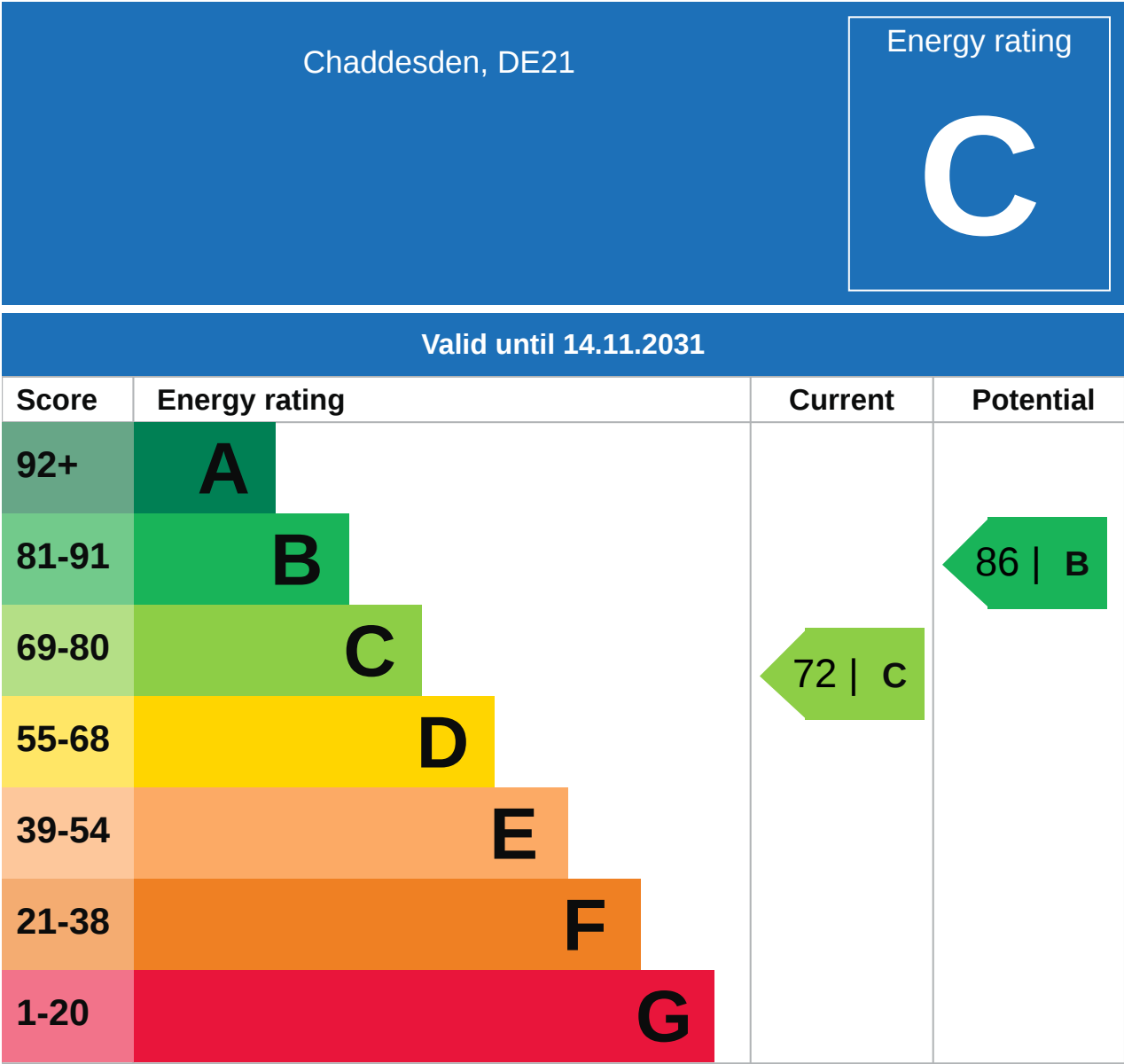
CHEYENNE GARDENS, CHADDESSEN, DERBY, DE21



CHEYENNE GARDENS, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	77 m ²



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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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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